



SOWERBYS

11 BANKSIDE WAY

Barnham Broom, Norwich,
NR9 4DX



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- Executive Detached Family Home
- Constructed in 2019 by Crafton, a Local Builder
- Spacious and Well-Proportioned Accommodation
- Highly Regarded Mid-Norfolk Village Location
- Enjoying a Semi-Rural Aspect and a Good Size Rear Garden
- Air Source Renewable Heating with Underfloor Heating to the Ground Floor
- Reception Entrance Hallway and a Dual Aspect Sitting Room
- Impressive 22' 2" Open-Plan Kitchen/Dining Room
- Attached Double Garage and Off-Road Parking
- 8 Years Advantage New Homes Guarantee Remaining

Dereham Office

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Sowerbys are delighted to present this impressive, detached family home, newly constructed by the local builder Crafton in 2019. The property is positioned on an exclusive development of high specification contemporary homes within the highly regarded village of Barnham Broom, which is well known for its country club, rolling countryside across the Yare valley and access into Norwich City centre.

The property enjoys a cul-de-sac location within the small development and offers a generous rear garden, which provides a good degree of privacy and views across neighbouring farmland. The home provides spacious and flexible accommodation extending over three floors. The entire ground floor has underfloor heating and comprises a generous dual aspect sitting room, accessed from the main reception hallway. The open-plan living space runs the width of the property to the rear, benefiting from views across the garden and countryside beyond. In addition to, there is a stylish kitchen with a range of wall and base storage units, complemented by Quartz worksurfaces and fitted with a range of built-in appliances, including a rangemaster electric oven with induction hob and integral dishwasher. The separate utility room provides further storage and space for a washing machine. Completing the ground floor is a downstairs cloakroom and under stairs storage.

Leading upstairs, the spacious central landing grants access to four of the five double bedrooms along with the family bathroom. The generous second bedroom extends to 22' and benefits from a walk-in wardrobe and a fitted en-suite shower room. The principal suite is located on the second floor, which has two generous built-in storage cupboards and a sizeable en-suite.

The integral garage is accessed from the utility, extending to an impressive 23' 3", benefiting from an electric roller door and is currently used as a gym.

The property to the front has a lawned garden, partly enclosed by low level post and fencing, along with a shingled driveway that provides ample off-road parking and leads to the double garage. In addition to, there is a pedestrian side gate into the rear garden.

The rear garden offers a fantastic sociable space to enjoy, the current owners have extended the patio, along with a terrace running along the rear boundary, featuring a firepit and views across the countryside. The garden also features a brick built external kitchen with an imported traditional bread pizza oven and lighting around the garden.







THE
**SUMMER
BALL** 2007
the
**Ordinary
Boys**
Scratch Perverts
Rumble Strips







LOCATION

The village of Barnham Broom has plenty of local amenities including a Post Office, local shops, a pub, primary school and the Barnham Broom Hotel Golf & Country Club. It is conveniently located for easy access to the A11 and the A47. Barnham Broom is situated 4 miles north-west of Wymondham which offers excellent schools, and 9 miles southwest of Norwich. The city of Norwich offers a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

SERVICES CONNECTED

Mains water, electricity and drainage. Air source heat pump, underfloor heating to ground floor, radiators to the first and second floor. Telephone line connected and fibre broadband available.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

C. Ref:- 9265-3829-7798-9691-2445

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

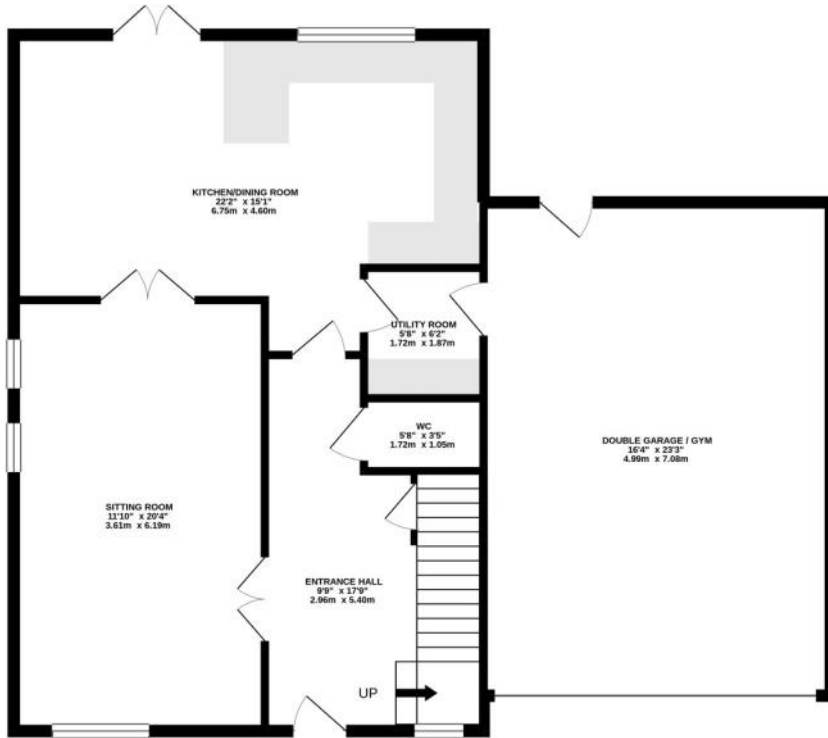
AGENT'S NOTE

The Vendor has informed us there is a 'Green Space Charge', the management company in place are Bankside Estate Management Company Ltd.

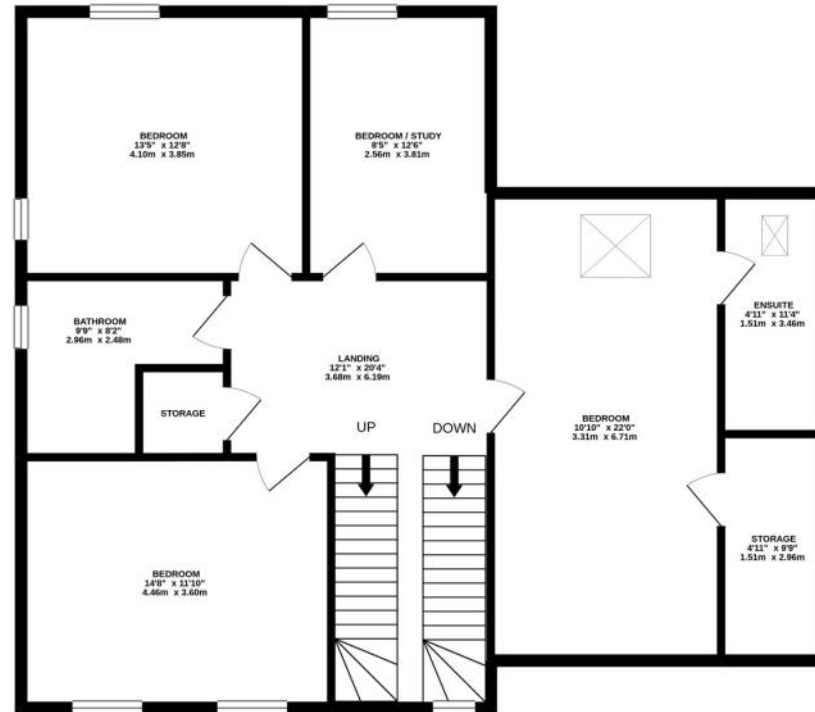


These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

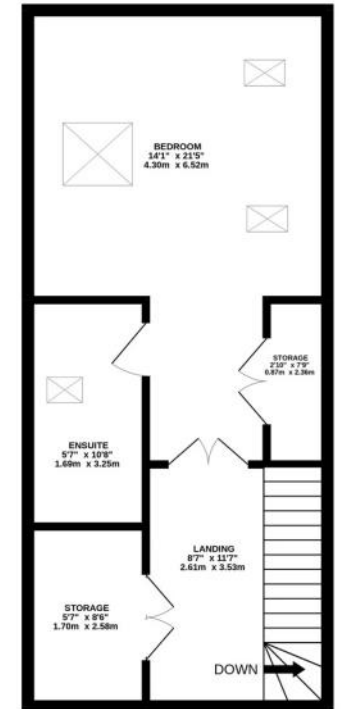
GROUND FLOOR
1107 sq.ft. (102.8 sq.m.) approx.



1ST FLOOR
1075 sq.ft. (99.8 sq.m.) approx.



2ND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 2644 sq.ft. (245.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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SOWERBYS
Norfolk Property Specialists

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