

GREYHOUND LANE

Banham, Norwich NR16 2HT

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01953 438838

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**STARKINGS
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- No Chain!
- Semi Detached Home
- Air Source Heating & Underfloor Heating
- Open Plan Reception Space
- Modern Fitted Kitchen
- Three Bedrooms, Bathroom & Cloakroom
- Private Landscaped Rear Gardens
- Off Road Parking & Garage

NO CHAIN. This modern and recently built THREE BEDROOM SEMI-DETACHED HOME is located within the SOUGHT AFTER VILLAGE of BANHAM, offering UNDERFLOOR HEATING, SOLAR PANELS and AIR SOURCE HEATING. The well-presented accommodation comprises an entrance hall leading to a CLOAKROOM, and OPEN PLAN SITTING/DINING ROOM leading to the FITTED KITCHEN. The dining area also opens directly onto the SUNNY REAR GARDEN. On the first floor there are TWO DOUBLE BEDROOMS and a further SINGLE bedroom, as well as the family bathroom. The LANDSCAPED REAR GARDEN is fully enclosed and offers a well planted and sunny space ideal for outside entertaining. From the rear garden there is access on to the SHARED PARKING AREA to the rear with allocated parking, and an EN-BLOC GARAGE.

LOCATION

The historic and picturesque Norfolk village of Banham is always very popular as it retains a strong sense of community. The thriving village shop and ancient church surround the village green. There is a well patronised Cider House symbolising this village's historical link with cider production. The village primary school has in recent times been awarded outstanding by Ofsted. It falls into the catchment for Old Buckenham High, a sought after school as it is, itself situated within a village and draws mainly from only surrounding villages. On the edges of the village is the renowned Banham Zoo. There is also a well regarded butchers, a Post Office and two shops. The village is situated only four miles from the A11 (the major London route) and 17 miles from Norwich approximately. The property is almost equidistant to a range of

market towns like Attleborough, Wymondham and Diss all of which have a rail service to London Liverpool Street, Cambridge and Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (NR16 2HT), but to help...From Norwich follow A11 and take the slip road at Attleborough following the B1077 through to Old Buckenham (approx 4 miles). Take the second right onto Doe Lane by 'Old Buckenham Country Park' and then turn right at the T-junction onto New Buckenham Road continuing into the village of Banham. Take the right hand turn onto Greyhound Lane where the property can be found on the left hand side.

AGENTS NOTE

There are Solar panels to the rear of the property which we understand are owned by the property. The property is heated via an Electric Air Source heat pump.

A gated front lawned garden with pathway leading to the covered main entrance. There is an additional side gate leading to the secured rear garden.

Obscure double glazed entrance door to:

ENTRANCE HALL

Wood flooring, with underfloor heating, telephone point, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling with recessed spotlights, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, extractor fan, tiled flooring with underfloor heating, smooth coved ceiling with recessed spotlights.

SITTING/DINING ROOM

24' 1" x 10' 2" (7.34m x 3.1m) Wood flooring with underfloor heating, wall mounted electric flame effect fire, double glazed window to front, double glazed door to rear, television and telephone points, smooth coved ceiling with recessed spotlights, opening to:



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KITCHEN

9' 7" x 6' 2" (2.92m x 1.88m) Fitted range of wall and base level units with solid wood work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric hob and extractor fan over, space for integrated fridge/freezer, integrated dishwasher, integrated washing machine, wood flooring with underfloor heating, double glazed window to rear, smooth coved ceiling with recessed spotlights.

STAIRS TO FIRST FLOOR LANDING

Wood flooring, smooth coved ceiling with recessed spotlights and loft access hatch, doors to:

BEDROOM

9' x 7' 3" (2.74m x 2.21m) Wood flooring, radiator, double glazed window to front, smooth coved ceiling with recessed spotlights.

DOUBLE BEDROOM

10' 5" x 9' 9" Max (3.18m x 2.97m) Wood flooring, radiator, double glazed window to front, smooth coved ceiling with recessed spotlights.

DOUBLE BEDROOM

13' 2" x 9' 9" (4.01m x 2.97m) Wood flooring, radiator, double glazed window to rear, smooth coved ceiling with recessed spotlights.

FAMILY BATHROOM

Three piece suite comprising low level W.C with hidden cistern, hand wash basin set within vanity unit, shaped panelled bath twin head thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, wall mounted vanity mirror with lighting, extractor fan, tiled flooring, heated towel rail, velux window to rear, built-in airing cupboard.

OUTSIDE

To the outside is a fully enclosed and sunny rear garden with paved patio and lawn space. The garden benefits from mature planting, shrubs and a shingled path leading to the rear gate. To the side there is further patio space, with access to the external air source heat system, whilst a further side gate leads to the front of the property.

GARAGE

Up and over door to front.

ALLOCATED PARKING

Parking is also available in the rear shared parking area.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

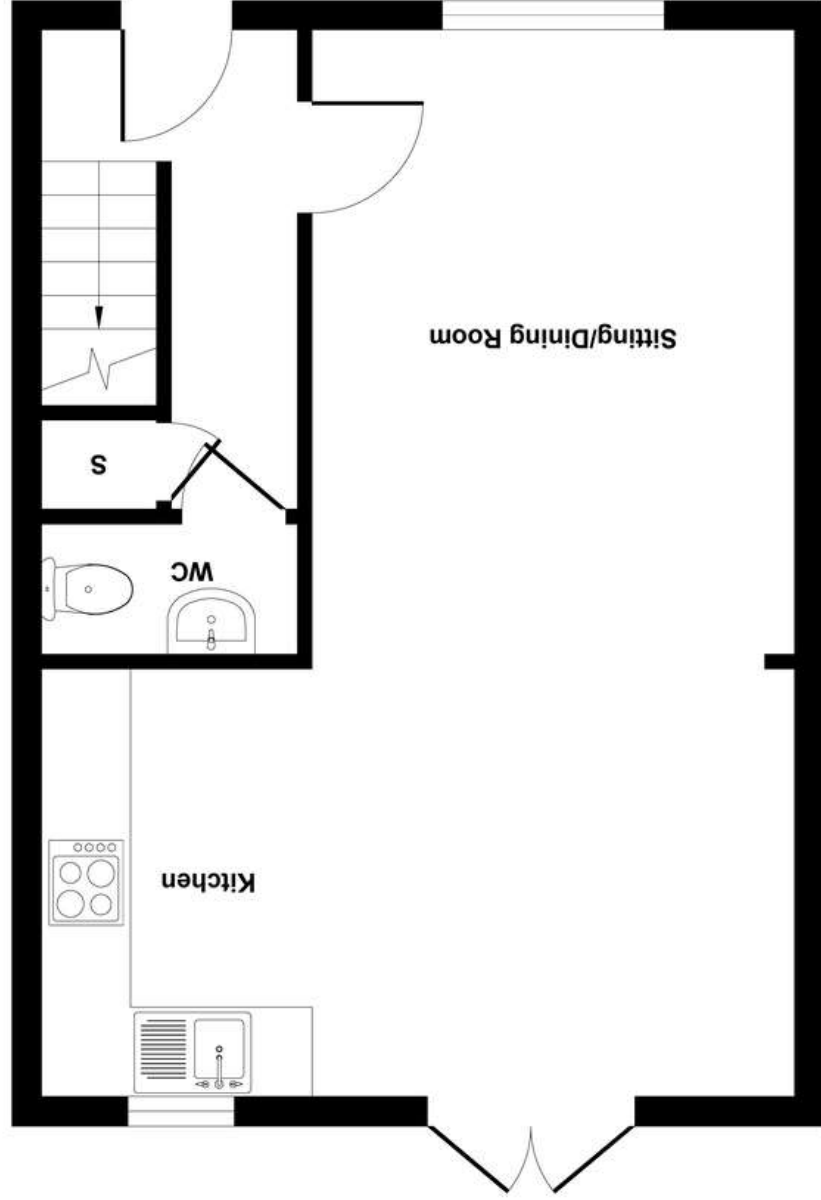
Price:



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Ground Floor
Approximate Floor Area
404 sq. ft
(37.53 sq. m)



Approx. Gross Internal Floor Area 808 sq. ft / 75.06 sq. m
First Floor
Approximate Floor Area
404 sq. ft
(37.53 sq. m)

