



THE STORY OF

69 Crown Street

Banham, Norfolk

SOWERBYS



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69 Crown Street

Banham, Norwich,
NR16 2HW



Semi-Detached Home on a Corner Plot

Open-Plan, Ground Floor Accommodation

Two Bedrooms and a Study

Allocated Off Road Parking and an Enclosed Garden

Delightful Village Location

Solar Panels for Additional Heating of Hot Water



A bright home, a peaceful village location, and a sense of space are just a few of the things that 69 Crown Street has to offer.

The open-plan ground floor living space has an airy feel. Open the patio doors to the garden and invite the outside in, creating a fantastic space for entertaining and hosting barbecues with friends and family over the summer months.

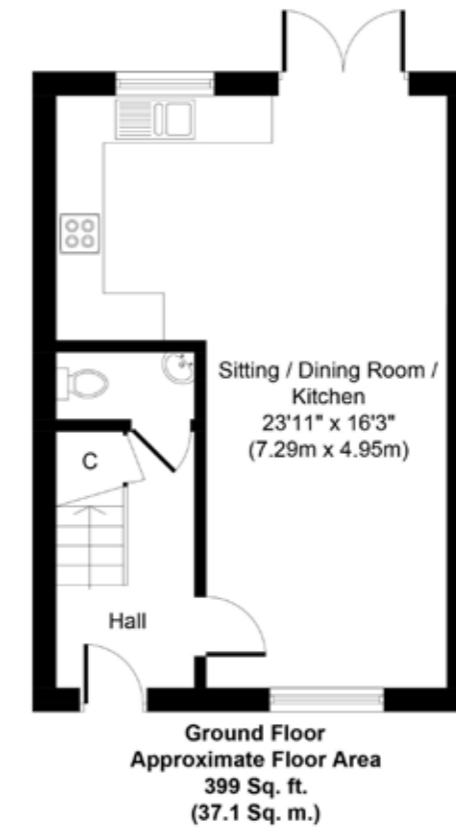
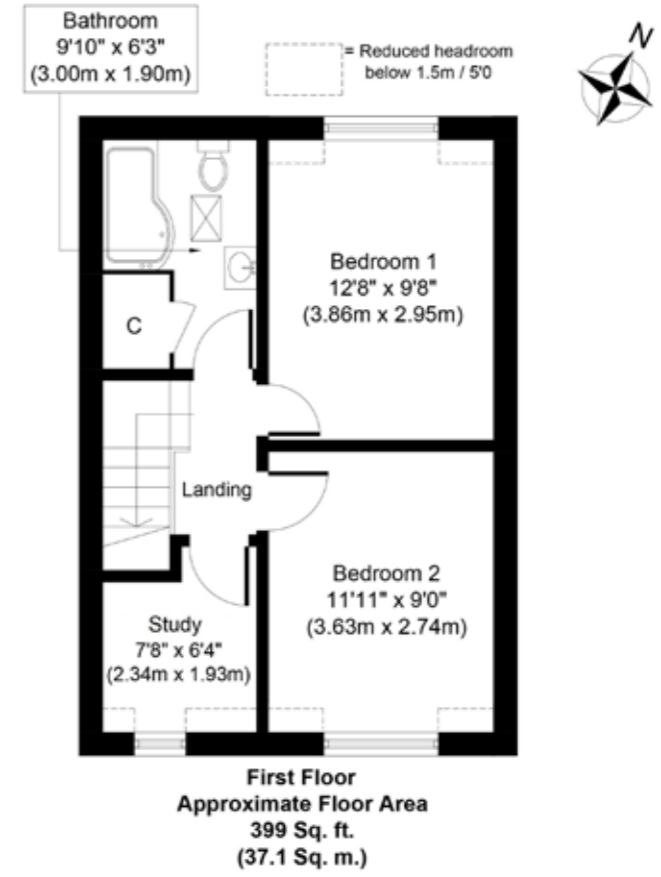
Sit at the dining table with your morning coffee, look out of the patio doors, and enjoy the view of the church spire through the trees. To the front you can watch the substantial horse chestnut tree, which is just opposite the house, change

colours through the seasons.

When venturing out, there are footpaths on your doorstep leading to open countryside. The current owners have loved going for walks around Banham, taking in the views and the fresh air. Whilst at home, the garden has an open feel too. Our sellers have upgraded the garden by replacing the terrace, erecting a summer house, and creating a barbecue area - perfect for summer gatherings.

Warm, comfortable, and inviting, 69 Crown Street has been thoroughly enjoyed and is now waiting for someone new to call it home.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Banham

IN NORFOLK
IS THE PLACE TO CALL HOME



A pretty south Norfolk village, Banham is provided by a village green, local shop and post office, as well as a church and public house.

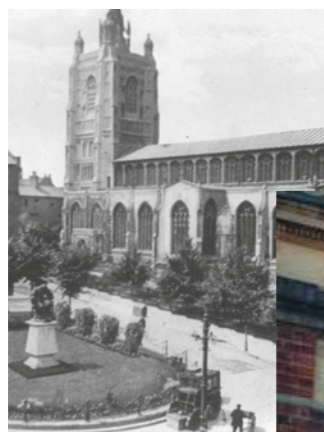
The village is also renowned for Banham Zoo, a private collection of animals which has been open to the public for more than 40 years. It has tigers, giraffes, lemurs, leopards and many more animals.

The market town of Diss is to the south and is approximately 7 miles away. Diss offers a wide range of day to day shopping facilities as well as a market and a main line railway station serving London Liverpool Street.

Attleborough is approximately 6.5 miles to the north west and offers many shopping facilities and a railway station serving Norwich and

Cambridge. It is market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions nearby you will find, Melsop Farm Park, Hulabaloos and Combat Paintball and every Thursday you will find the local market, which was established in the town as far back as 1226.

The cathedral city of Norwich, to the north, is approximately 21 miles away and has a beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rides.



Note from the Vendor



The garden at 69 Crown Street.

“We’ve loved the garden here, especially the outside bar/barbecue area.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heating with underfloor heating to the ground floor and radiators to the first floor. There are also solar panels, which additionally heat the water.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

C. Ref:- 2768-9948-7359-3204-3900

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.

TENURE

Freehold.

LOCATION

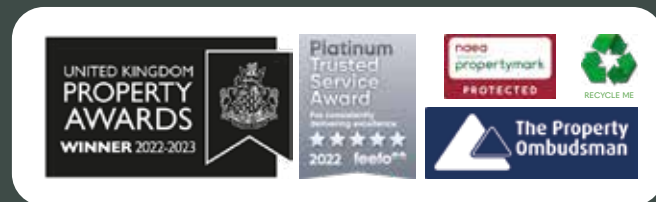
What3words: ///admire.dips.flopping

AGENT'S NOTE

The property has two allocated parking spaces accessed of Greyhound Lane.

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