



'STYLISH OPEN CONCEPT HOME'  
Banham, Norfolk | NR16 2DE

# WELCOME



Recently refurbished single storey attached home, set in a spectacular rural location with stunning uninterrupted views. There is plenty on offer in this superb property, including three generous bedrooms, three ensembles, a spacious open plan sitting room, kitchen and diner and a large garden. For all its rural splendour, the property is only seven miles from the thriving market town of Diss and its main line connections into London and Norwich.







- Magnificent Attached Single Storey Home
- Three Generous Bedrooms
- New Build Orangery to Front Elevation
- Three En Suites
- Rural Position
- UPVC Windows Throughout
- Large Garden with Open Views
- Spacious Open Plan Sitting Room – Kitchen Diner
- Oil Fired Central Heating

#### Room To Breathe

If space and openness is your preferred design aesthetic, you will undoubtedly appreciate the transformation this stunningly renovated home has undergone. The current owner has crafted a remarkable central living space, characterised by airiness and light. There are no dark corners of this home and no unnecessary fussiness. Instead, the capacious open concept layout of the kitchen living room and the numerous surrounding windows and overhead roof lights flood the expansive space with natural light. The Karndean Knight Tile Dutch Limed Oak flooring that runs throughout this sizeable space, further enhances the flow and light in the room. This is a truly remarkable space that will really get your interior design juices flowing.

This adaptable open-plan arrangement is the beating pulse of this wonderful home. The design is tailor made for those who prefer not to be confined by the usual room size restrictions. In this set up, the only fixed element is the kitchen area; the rest of the layout is yours to customise. Whether you want a play area for your kids or a peaceful nook to snuggle into a comfy armchair and read a book, the possibilities are boundless.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.











An open plan living area offers a host of additional advantages. They're made for bringing people together because they combine two of the main activity hubs in your home - where you cook and where you relax. In this set up you could be whipping up a delicious meal, while the whole family is there with you. It's the perfect set up for lively conversations, shared activities, and family time. By bringing people and activities together, this floorplan offers a flexible living space that can improve home and work life balance, quality family time and entertaining.

The stylish Wren kitchen has been thoughtfully designed, with painted wall and base cabinets, as well as a dedicated surrounding unit for an American fridge freezer. The kitchen, which features stunning Quartz worktops, has plenty of space to prepare the most intricate of dinner party menus - and what a space in which to host!

To create a clear separation between the living and cooking areas, the cabinets and worktops have been arranged in a peninsula style, projecting from the wall. A coordinating island unit, complete with built-in ceramic double sink and additional storage cabinets, has been incorporated to complement this layout. A range of Neff appliances have also been fitted, including a microwave, induction hob, wine cooler and fridge. To the right side of the property, you will find two spacious bedrooms. The bedroom at the far end includes its own ensuite shower room, with

corner shower cubicle. There is a further bedroom along this side of the hallway, which is served by its own ensuite bathroom. This bathroom has been fitted with a freestanding oval bath, which gives the room a sophisticated, high-end feel.

The principal bedroom is located to the left side of the property. The room is well proportioned and bright, with a stylish ensuite double shower room adjoining the room.

#### Step Outside

This lovely home is nestled in a tranquil countryside setting off a country lane, away from the hustle and bustle, and surrounded by unspoiled countryside. A vast expanse of open land unfolds to the property's front and sides, providing a scenic backdrop as well as plenty of privacy. The property is approached via a gravel driveway that can easily accommodate multiple vehicles.

The generous garden at the front of the property features an expansive patio that is perfect for outdoor entertaining during warmer weather. There is a large lawned area adorned with a variety of mature trees and plenty of space to create the garden of your dreams.

#### The Location

Banham is a welcoming and active village that hosts a variety of ongoing community events, both at the village hall and the church. Banham Zoo, a popular attraction, is also located here.





# STEP OUTSIDE

Banham is situated approximately seven miles north of Diss, a busy market town with a good selection of shops and amenities. Diss station provides frequent, direct rail connections into London Liverpool Street in under an hour and a half and direct links to Norwich in approximately 20 minutes. Thetford, about 12 miles away, has a variety of shops and facilities, including supermarkets, restaurants, pubs, a cinema, and an indoor soft play centre.

## Agents Notes

Tenure: Freehold

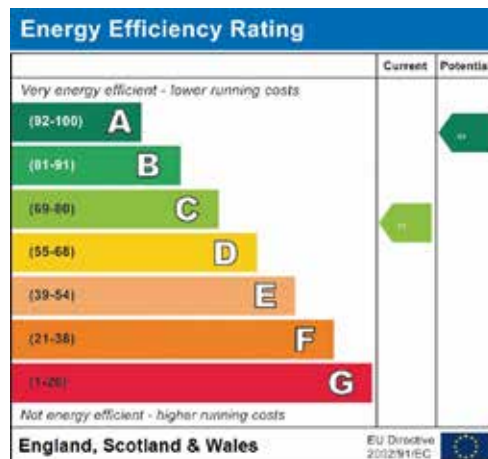
Local Authority: Breckland District Council – Band A

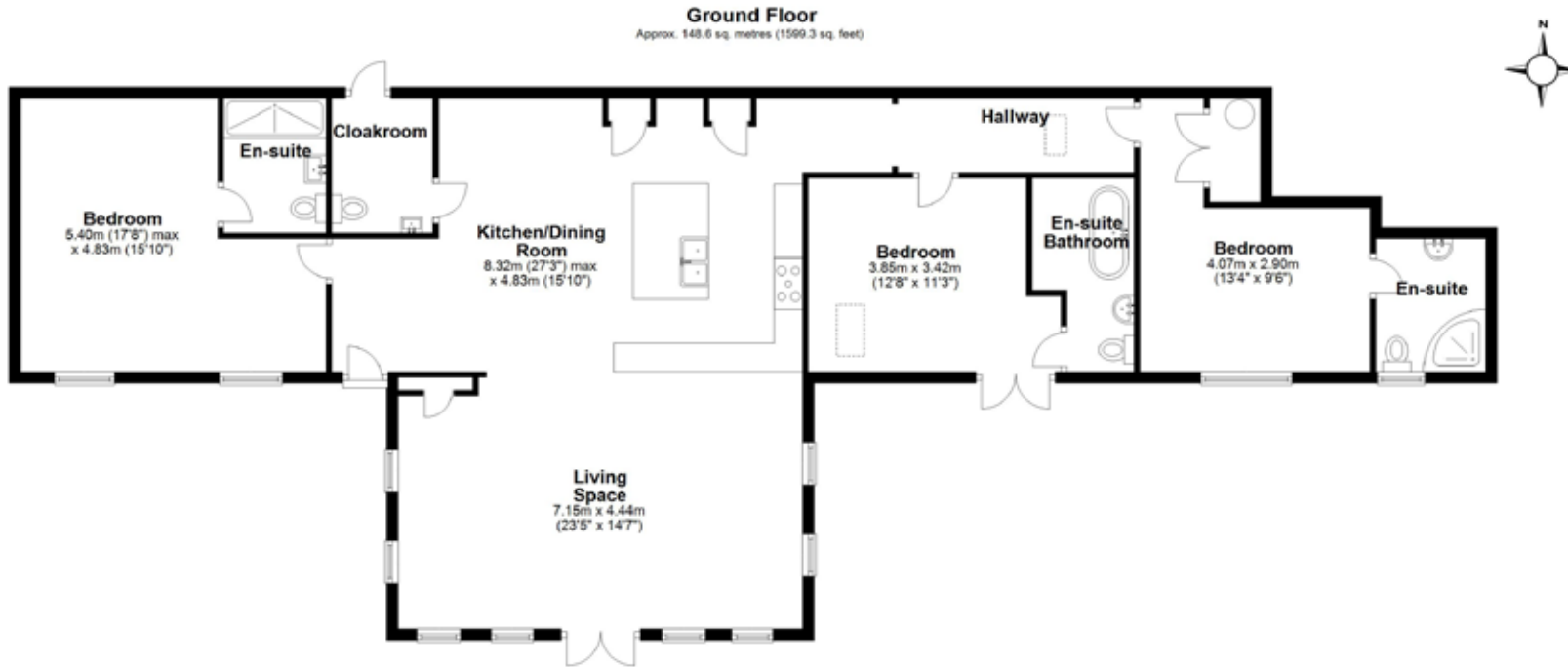
Services: Mains Electricity & Water, Private Drainage (Treatment Plant) Oil Fired Central Heating - Underfloor Heating. to the Orangery.

Broadband: Currently no connection at the property.

Directions: From the Fine and Country office take the third exit onto Park Road. At the next roundabout take the second exit and follow the road out of Diss and through the villages of Shelfanger and Winfarthing. At the far side of Winfarthing bear right onto Mile Road. Follow this long straight road and bear left at the end. The property will be found on the left-hand side down a lane before you reach Haugh Farm.

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property //cigar.twit.guru





**Total area: approx. 148.6 sq. metres (1599.3 sq. feet)**

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only  
Plan produced using PlanUp.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06777456 Registered Office: Norfolk Country Properties Ltd, Blyth House, Rendham Road, Saxmundham, Suffolk, IP17 1WA



Fine & Country Diss  
3 Navire House, Mere Street, Diss, Norfolk, IP22 4AG  
01379 646020 | [diss@fineandcountry.com](mailto:diss@fineandcountry.com)

