

HEATH ROAD

Banham, Norwich NR16 2DG

Freehold | Energy Efficiency Rating : F

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FOR SALE PROPERTY



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- Substantial Detached Cottage
- Countryside Setting with Field Views
- Approx. 0.9 Acres (stms)
- Accommodation of 3266 Sq. ft (stms)
- Four Generous Reception Rooms
- Four Bedrooms in Main House
- Potential Two Bedroom Annexe
- Parking, Outbuildings & Gardens

IN SUMMARY

NO CHAIN. Extending to some 3266 Sq. ft (stms), this CHARACTERFUL PROPERTY is ideal for MULTI-GENERATIONAL LIVING, with TWO STAIRCASES ensuring you can live independently but connected. The plot spans 0.9 ACRES (stms) in total and includes OUTBUILDINGS, a pond, plenty of PARKING TO FRONT and a generous lawn to rear for activities. There are THREE RECEPTION ROOMS in the main house, a KITCHEN, conservatory, HOME OFFICE and a SHOWER ROOM with FOUR BEDROOMS and a bathroom upstairs. There is a hall connecting from the main house to the ANNEXE which is currently rented for £1,020 PCM and has a SITTING ROOM, separate entrance with stairs to the first floor and a space that is currently used as a UTILITY ROOM or could be converted to a KITCHEN/DINING ROOM due to its size. Upstairs there are TWO DOUBLE BEDROOMS, a lounge area, BATHROOM and KITCHEN.

SETTING THE SCENE

Set back from the road there is a generous shingle drive providing access to the parking and main property. Opposite the parking area there is a pond and there is access alongside the property to the gardens which wrap around the property.

THE GRAND TOUR

Entering the property from the main door there is a porch and hall entrance, with stairs to the first floor straight ahead where you find all four bedrooms and a family bathroom. Back at ground level, doors lead into the sitting room and dining room. The sitting room opens to an additional snug which could be used as a breakfast area if required as it adjoins the kitchen. The conservatory is accessed off the snug and there is a home office the other side of the kitchen which connects to the rear lobby and shower room. This can be the end of the house if you are choosing to use the attached annexe to its full potential. There is a 20' room family room and an internal door connects to the separate entrance hall. With stairs leading to the two annexe bedrooms, first floor bathroom and kitchenette. The final room at ground level is the utility room which currently services the main house but could be converted to a kitchen/dining room if required.

THE GREAT OUTDOORS

Stepping into the gardens out of the conservatory French doors there is a generous patio to side and rear which extends from the property providing ample space for entertaining. Beyond the patio, a



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lawn can be found straight ahead with, garage to one corner, and a secure timber and wire net cat enclosure with allowing indoor pets can to spend time outside. The boundary has hedging and fencing.

OUT & ABOUT

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.

FIND US

Postcode : NR16 2DG

What3Words : ///stormy.motored.jams

AGENTS NOTE

There is a local family business beyond the rear boundary which is open between the hours of 9am - 5pm Monday to Friday. The property had subsidence prior to the current vendors moving in 30 years ago. All paperwork relating to the subsidence is available on request.

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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