



BANHAM



THE STORY OF

# Plot 2, Old Grain Store

Church Hill, Banham, Norwich,  
NR16 2HN

Small Development of Four Properties

Wonderful Specification and Finish

Three Double Bedrooms

Two En-Suites

Stunning Kitchen/Dining Room

Sitting Room with Bi-folding Doors to Garden

Exposed Brick and Oak Beam Details

Corner Plot and Beautiful Views

Air Source Heating - Underfloor Throughout

10 Year Warranty

**SOWERBYS NORWICH OFFICE**

01603 761441

[norwich@sowerbys.com](mailto:norwich@sowerbys.com)





“Not only is the location beautiful, the property is equally as charming both inside and out.”

Tucked away off Church Hill in the pretty south Norfolk village of Banham, Old Grain Store is a beautiful development of just four single storey dwellings. As the name suggests, Church Hill is in the heart of the village conservation area and the views from the garden of plot 2 of the surrounding thatched houses and church, need to be seen to be appreciated.

Not only is the location beautiful, the first released property, plot 2, is equally as charming both inside and out. With exquisite details at every turn this is a home to fall in love with.

It is a spacious single storey property with almost 1800 sq. ft. of internal space on offer. There are three double bedrooms, two of which have en-suites. The sitting room has an expanse of bi-folding doors onto the wonderful patio and garden. The kitchen/dining room is the stuff of dreams with a large central island and the timber shaker doors finished in contrasting shades, all shown off by the quartz worktops.

The quality of finish is carried through to the spacious utility room whilst the bathroom has a simply stunning twin vanity centrepiece with marble top.





## Specification

“Rarely do single storey properties come with such a degree of attention to detail, and it is obvious the pride the developer takes in presenting a perfect home.”

### Exterior Construction & Finish

- Traditional brick work with extensive detailing, pantile roof
- Solar panels
- Zinc coated steel downpipes and guttering
- Double glazed throughout including sash windows, in cream finish
- Central heating by air source heat pump, underfloor heating throughout
- Mains water and mains sewage
- Outside lighting and outside taps front & rear
- Traditional oak porch and cart lodge enclosed garaging
- Mixed close board fencing with post & rail
- All lawns turfed
- Indian Sandstone patios
- Landscaping to front beds
- EV charging point
- Build Zone 10 Year Warranty

### Interior – Kitchen & Utility

- Shaker style Wren kitchen in contrasting shades, brushed stainless steel handles
- Quartz worktops, upstands and splashback (including utility room)
- Eye level Bosch double oven
- Bosch integrated 60/40 fridge freezer
- Bosch integrated dishwasher
- CDA wine cooler
- Faber vented induction hob
- Integrated waste bins
- Blanco stainless steel integrated sinks with spring-neck mixer taps
- Hoover integrated washer dryer in utility room

### Interior – Bathroom & En-suites

- Mirrors with lighting and shaving points
- Chrome heated towel rails
- Free-standing contemporary bath to bathroom
- Vanity unit sinks – marble top to bathroom
- Tiled floors and most walls
- Enclosed showers with both fixed heads and hand held attachments

### Interior – Other

- Oak interior doors with brushed stainless steel ironmongery
- Smoke detection system
- Carpet to bedrooms
- Karndean LVT to kitchen, utility, sitting room and hallway
- Brushed nickel sockets
- Coir inset entrance mats to front & rear doors
- Bi-folding doors and exposed brick feature wall to sitting room
- Mix of LED downlights and pendant lighting
- Pull-down ladder and lighting to loft





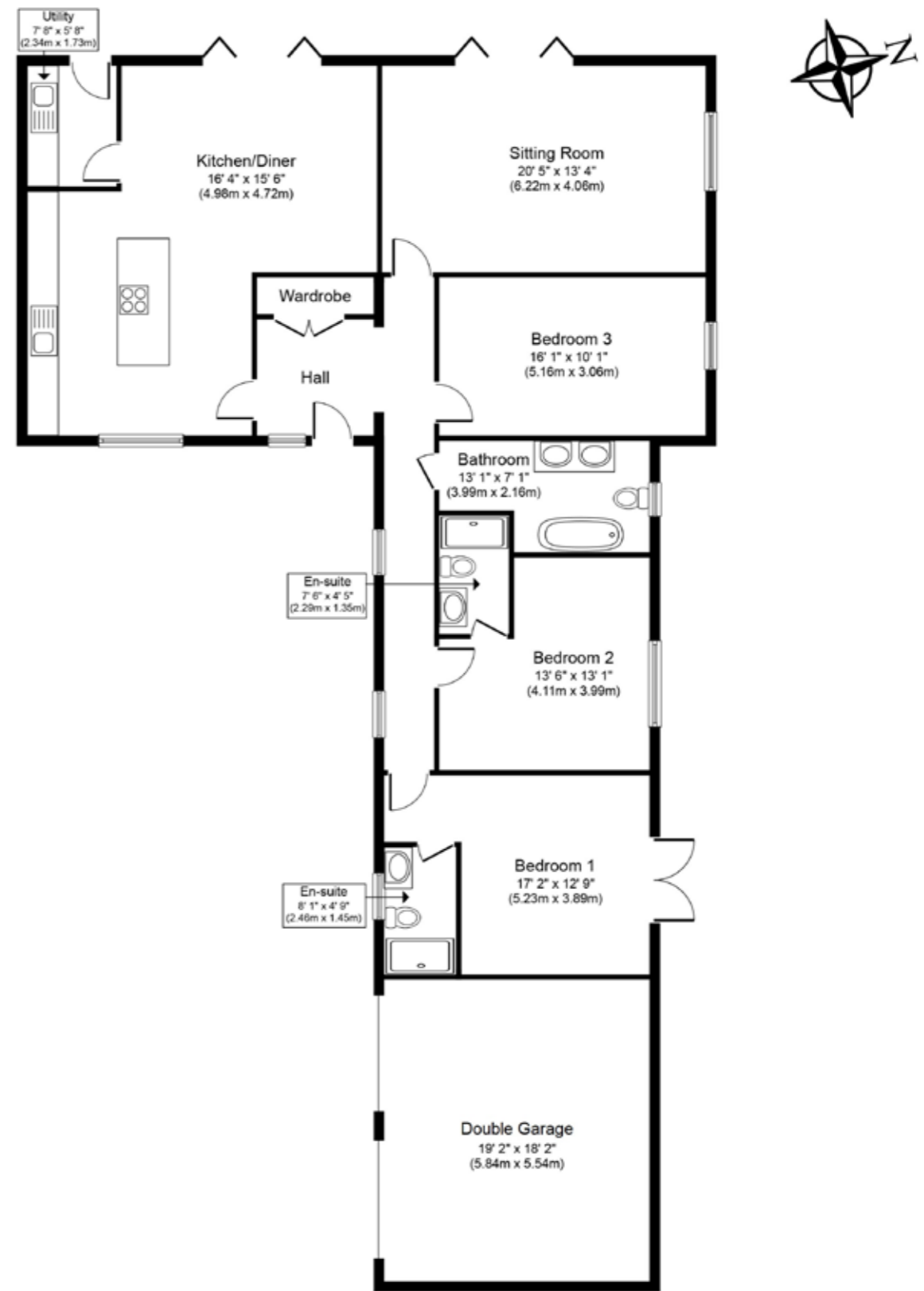
Outside, the fabulous garden wraps around the property and creates a second patio area beyond the french doors of the principal bedroom – quite a spot to enjoy the meadow view from. The Indian Sandstone patio is cavernous whilst there is allocated parking in addition to the double oak fronted garage.

Rarely do single storey properties come with such a degree of attention to detail, and it is obvious the pride the developer takes in presenting a perfect home. Heating is underfloor throughout of course, supplied by the very latest air source heating pump technology. A ten year warranty is also included.

Make no mistake – this is a very special property indeed and we welcome you to make a private viewing with us.



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**Approximate Floor Area (Including Double Garage)**  
**1,917 sq. ft.**  
**(178.1 sq. m.)**

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.

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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.

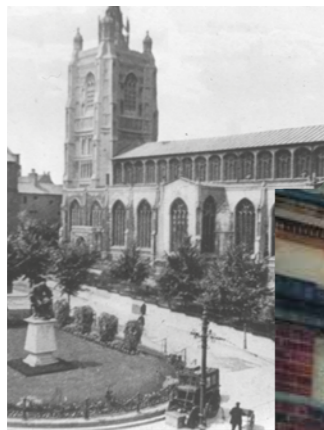
Norwich and Cambridge. It is market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions 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 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

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.



## SERVICES CONNECTED

Mains water, drainage and electricity. Air source heating via air source heat pump to underfloor heating.

## ENERGY EFFICIENCY RATING

To be confirmed.

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: ///bands.rather.readjust

## AGENT'S NOTE

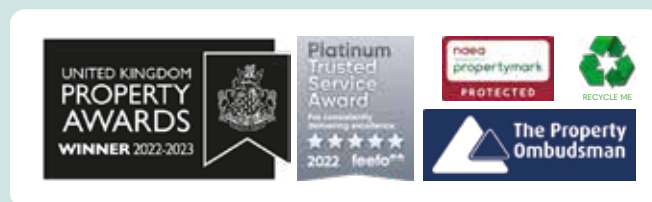
Some images have been virtually staged to show how they may look once furnished.

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