



BANHAM



THE STORY OF

Plots 3 & 4, Old Grain Store

Church Hill, Banham, Norwich,
NR16 2HN

Small Group of Four Properties

Three Double Bedrooms

Stunning Kitchen/Dining Rooms

Bi-Folding Doors onto Large Patios

Outstanding Specification and Finish

Exposed Brick Accents

Conservation Area of the Village

Private Enclosed Gardens

10 Year Warranty

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Plots 3 and 4 are two of the smaller bungalows at Old Grain Store and are now available to view.

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 is a lovely quiet location.

Both plots are similar in size but have their own unique quirks. They are in excess of 1300 square feet internally so all bedrooms can accommodate double beds if required.

The sitting rooms have doors onto the lovely patio. The kitchen/dining rooms are the centrepiece of the properties with large central islands and timber shaker doors finished in contrasting shades, all

shown off by the quartz worktops. There are bi-folding doors out onto the patios whilst plot 3 has a separate utility room finished to the same high standard.

Outside, the gardens wrap around two sides of the properties and feature large Indian Sandstone patios, whilst there are allocated parking areas.

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 such perfect homes. Heating is underfloor throughout of course, supplied by the very latest air source heating pump technology. A ten year warranty is also included.

You will hard pressed to find more stylish, charming and character filled new-builds, with quality at every corner.



Specification

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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
- 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 to plot 3)
- 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 (plot 3 only)

Interior – Bathroom & En-suites

- Mirrors with lighting and shaving points
- Chrome heated towel rails
- Bath with shower over
- Vanity unit sinks
- Tiled floors and most walls
- Enclosed showers with both fixed heads and hand held attachments

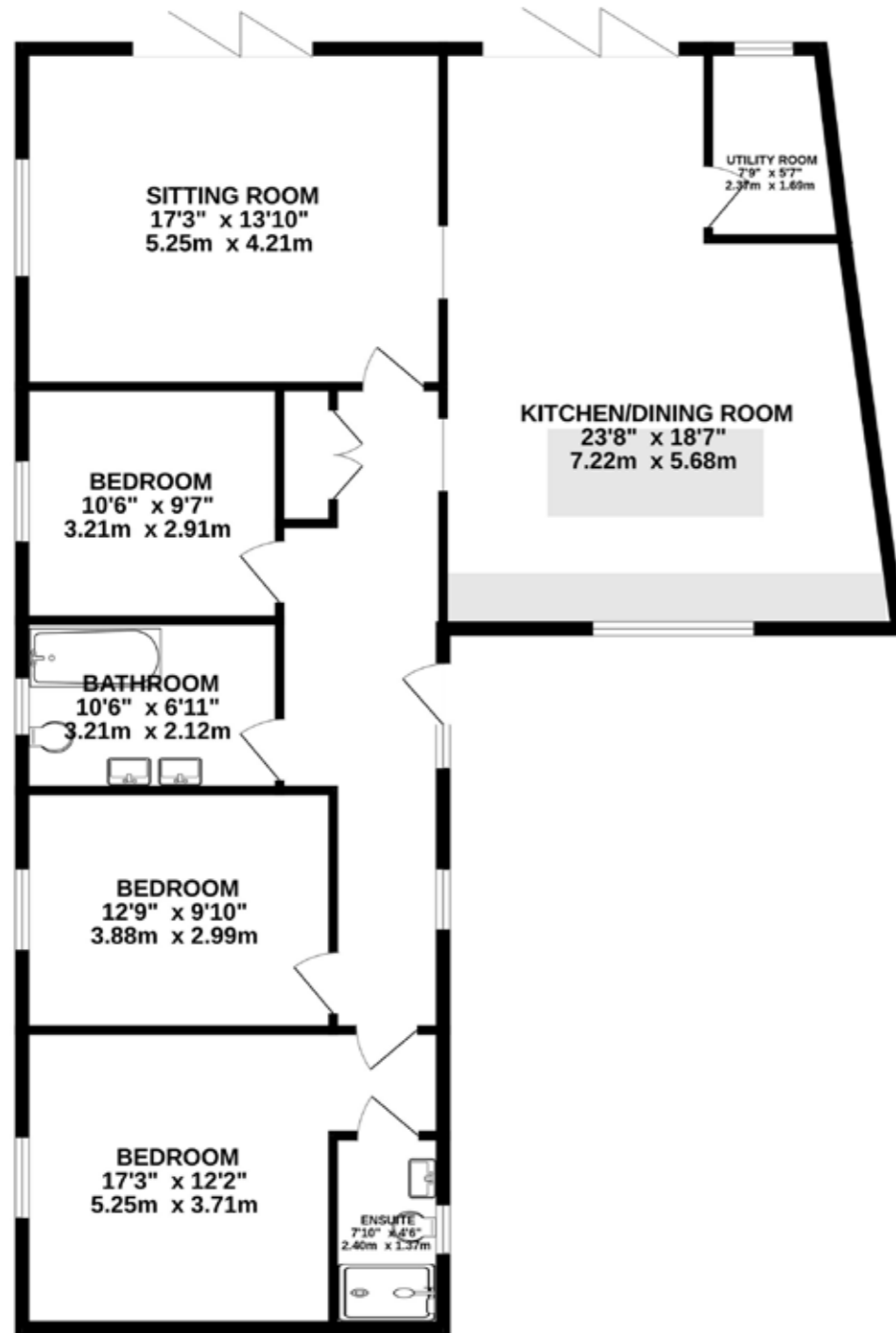
Interior – Other

- 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



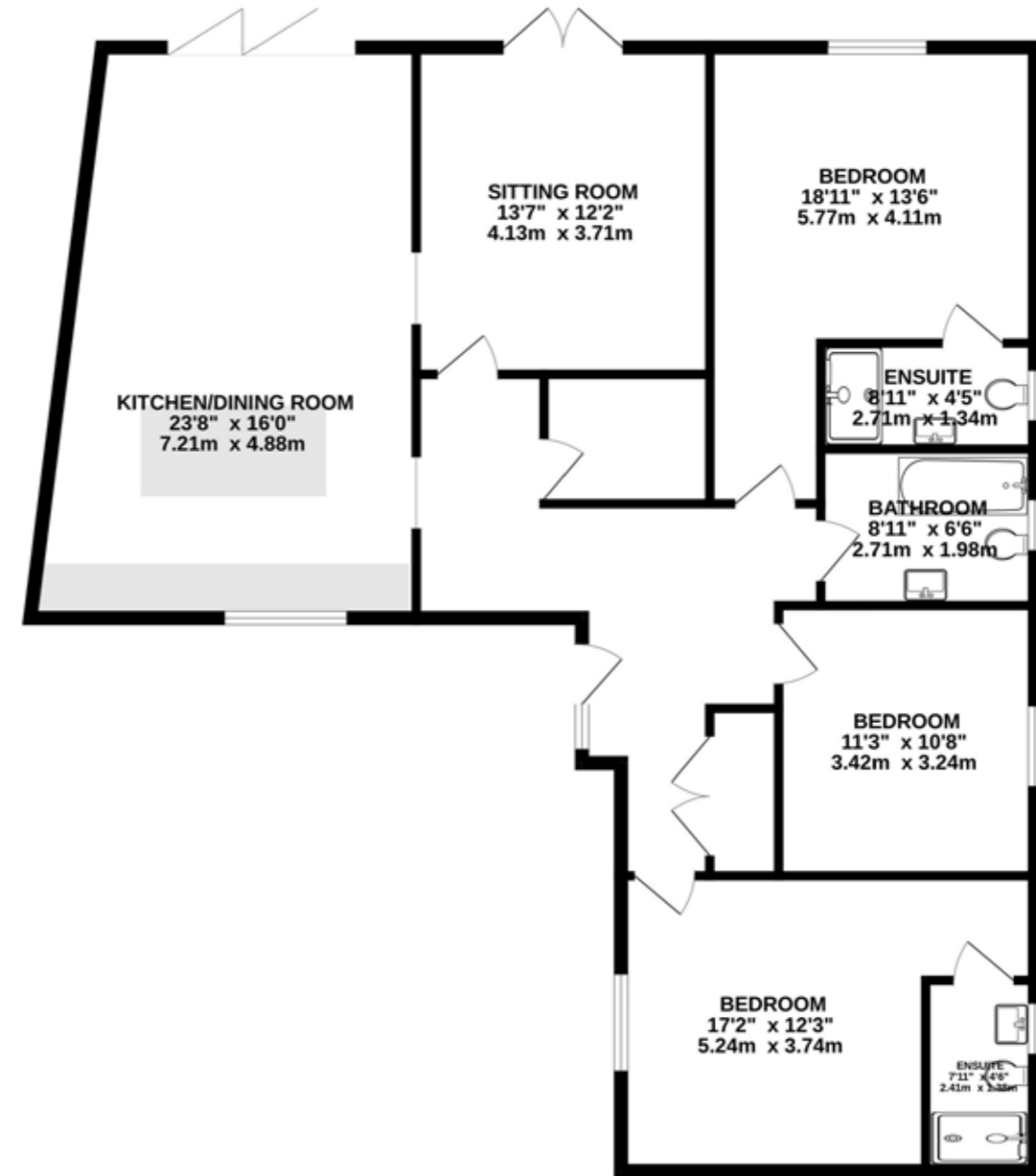
PLOT 3

GROUND FLOOR
1303 sq.ft. (121.1 sq.m.) approx.



PLOT 4

GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



SOWERBYS — a new home is just the beginning

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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.

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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.

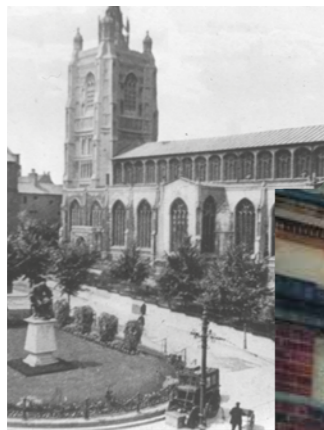
Norwich and Cambridge. It is market town situated within the Breckland district and is located between Norwich and Thetford. The town has a range of amenities including four schools, a town hall, shops, coffee shops, bars, restaurants, takeaway restaurants and a doctors. If you are looking for attractions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



The kitchen in plot 2.



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

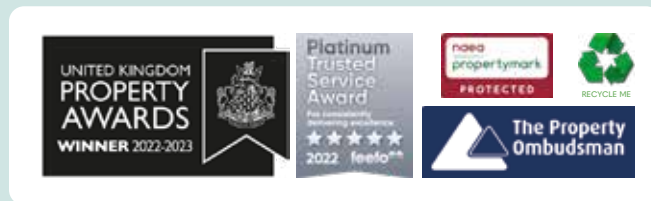
AGENT'S NOTE

The internal photos used are of another plot within the development and are indicative of the style and high level of finish within plots 3 and 4.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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