



Hunts Corner, Banham - NR16 2HL



Hunts Corner

Banham, Norwich

NO CHAIN! A HOME of TWO SIDES. From the front a COTTAGE STYLE FEEL is appreciated, whilst to the rear, the SHEER SIZE and CONTEMPORARY STYLING the vendors have achieved can be seen. This 19th century attached cottage with ANNEXE includes NEWLY LANDSCAPED GARDENS, and SPACIOUS ROOMS - all brimming with CHARACTER and CHARM. Various UPGRADES have been completed including RESIDENCE 7 WINDOWS in a flush fit style to the rear, ensuring easy living, but sympathetic to the build. Extending to OVER 2650 Sq. ft (stms), a PORCH and HALL ENTRANCE lead to the family room/study, 15' SITTING ROOM with WOODBURNER, 27' DINING ROOM, and 17' KITCHEN/BREAKFAST ROOM with CENTRAL ISLAND and DEKTON STONE SURFACES. The rear section of the property includes a SHOWER ROOM, and ANNEXE with LIVING AREAS and KITCHEN to the ground floor. Upstairs, FOUR BEDROOMS lead off the main landing, with a WARDROBE and EN SUITE to the main bedroom, and further family bathroom, and an ANNEXE BEDROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Stunning Panoramic Views
- Character Cottage with Ample Parking
- Over 2650 Sq. ft (stms)
- Approx. 0.16 Acre Plot (stms)
- Three Reception Rooms
- Five Bedrooms
- Self Contained Annexe
- Newly Landscaped & Private Gardens



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.

SETTING THE SCENE

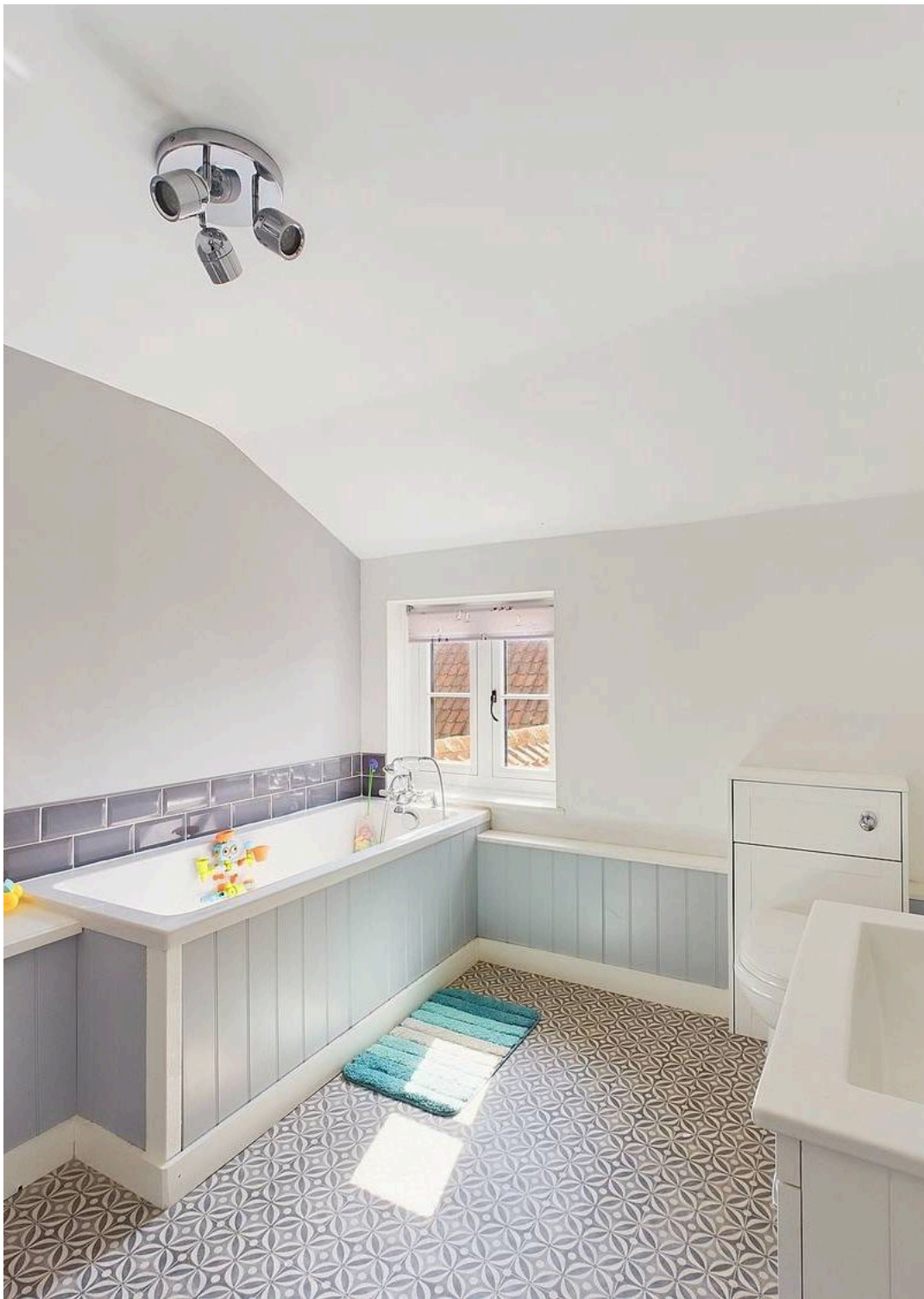
Fronting Hunts Corner with a low maintenance frontage, panoramic field views can be enjoyed, with a brick wall opening to the driveway. The shingle drive offers turning space and parking, with steps to the front door, and double doors to the garage. Gated access leads to the rear, whilst a useful wood store runs across the rear boundary.

THE GRAND TOUR

Stepping inside with tiled flooring underfoot, there is space for coats and shoes, with a door to the hall entrance.

Pamment tiled flooring runs underfoot with vertical timber beams separating the dining area from the hall, with a door leading to the cellar storage.





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The sitting room is adjacent, whilst an opening takes you into the study. With fitted carpet and a feature fire place, dual aspect windows face to front and rear. The sitting room centres on an exposed brick feature fireplace, with an inset cast iron woodburner and pamment tiled hearth. Fitted carpet runs underfoot, whilst wood panelling and two sash windows add to the character feel. The dining room is a large open plan room with versatile uses - including a snug area or further study space. Wood effect flooring runs underfoot, with a further feature fireplace to one end. Stairs rise up, and vertical timber beams and an opening lead to the kitchen - creating an open plan feel. The kitchen offers a contrasting range of units with Dekton surfaces and central island. With shelving to one wall and two windows to front, the cottage style feel, includes a brick built fire place and space for a Smeg range style cooker. Various appliances are integrated including a dishwasher, along with a breakfast bar to the island. The inner hall is tiled and lead to the garden and annexe accommodation, including the wet room style shower room with a striking splash back and tiled walls. Steps in the rear hall lead to a living space with full width windows for natural light, along with a utility room/kitchen which enables the annexe to be self contained if required. The rear hall provides access to the garage and the first floor bedroom - set under a vaulted ceiling and offering views over the garden. Upstairs in the main house, doors lead to the four bedrooms, all carpeted and well dressed, with two offering panoramic field views and built-in wardrobes. The main bedroom leads to an en suite bathroom, finished in a period style with tied splash backs, built-in storage and ample storage under the sink unit. The family bathroom is a great size and finished in a similar style, with space to introduce a shower cubicle if needed.

FIND US

Postcode : NR16 2HL

What3Words : ///distilled.rots.reserving

VIRTUAL TOUR

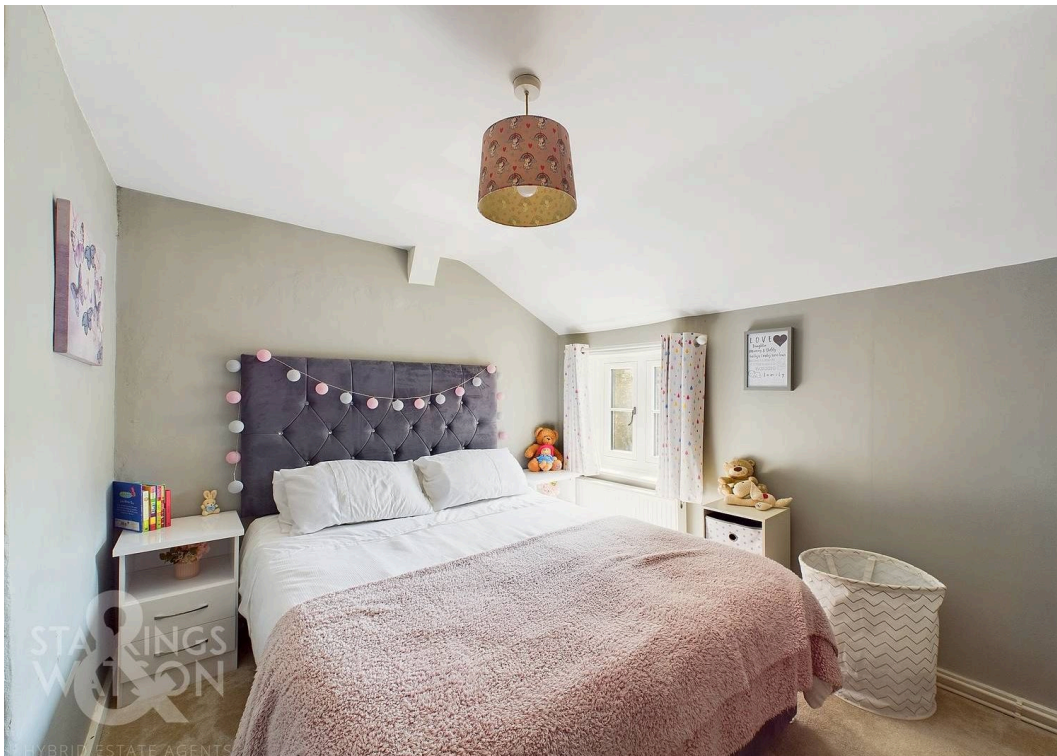
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property adjoins a neighbouring home, with access granted to the neighbour to the side gated passage to access the rear of their property for maintenance.

**STARKINGS
&
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HYBRID ESTATE AGENTS

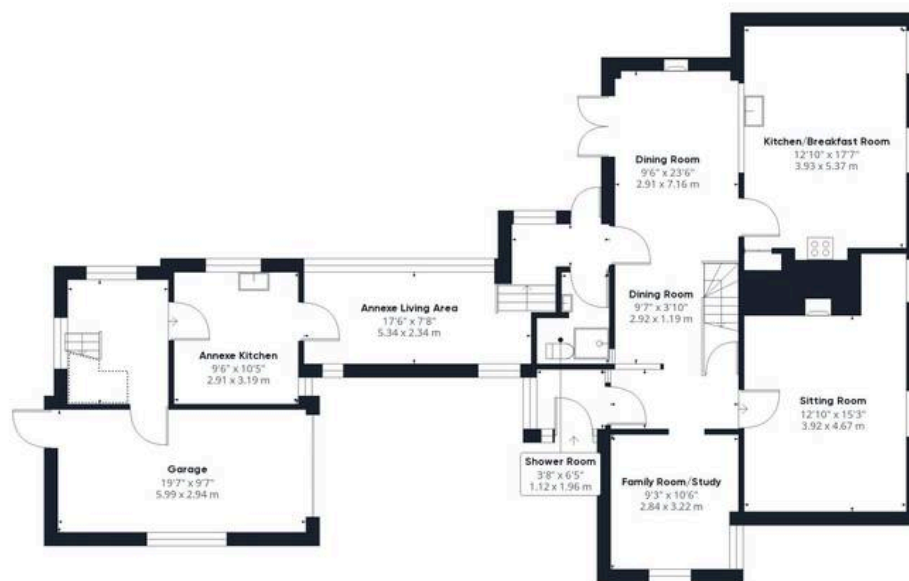




THE GREAT OUTDOORS

Heading outside, the rear garden is arranged in an L-shape, creating a courtyard and further lawned garden. With a feature well with a glass top outside the rear French doors, raised beds can be found to both sides, with an archway and a beautiful umbrella wisteria. The rear patio is the ideal location for a hot tub, with a walled boundary and brick built outbuilding adjacent. A door leads into the garage, with a shingled pathway to the driveway gate and adjacent lawned area- surrounded by planted borders.





Ground Floor

Approximate total area⁽¹⁾

2655.69 ft²

246.72 m²

Reduced headroom

185.54 ft²

17.24 m²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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