



Crown Street, Banham - NR16 2EZ

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## Crown Street

Banham, Norwich

Presented in EXCELLENT ORDER, this MID TERRACE COTTAGE located in the HEART OF BANHAM offers an excellent proposition for a purchaser to move straight into. The current vendor has extended the home to the rear creating a WONDERFULLY BRIGHT and MODERN GARDEN/DINING ROOM opening onto the rear garden. The accommodation offers a hall entrance and a separate kitchen, and a comfortable main sitting room and then the garden room beyond. On the first floor you will find TWO AMPLE DOUBLE BEDROOMS as well as the family bathroom. Externally the property offers LANDSCAPED and SUNNY rear gardens as well as OFF ROAD PARKING for TWO VEHICLES within the shared parking area to the side of the row of terraces. The property benefits from the location with a full range of amenities locally as well as oil fired central heating and double glazing.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Mid Terrace Home
- Presented In Excellent Order
- Open Plan Sitting Room & Conservatory/Dining
- Separate Kitchen
- Two Double Bedrooms
- Private & Sunny Rear Garden
- Off Road Parking For 2 Cars
- Sought After Village Location



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

The cottage is approached via Crown Street with a picket fence and gate to the front with paved front garden and pretty planting. There is the main entrance door located to the front. You will also find allocated parking for two vehicles to the side in the parking area.

#### THE GRAND TOUR

Entering via the main entrance door to the front you will find an entrance hallway with stairs to the first floor landing. There is a small understairs storage area as well as access to the kitchen and sitting room beyond.





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The kitchen to the right offers a range of fitted units and wood effect worktops over with ceramic sink, integrated electric oven and hob as well as space for fridge/freezer and washing machine as well as integrated dishwasher. The boiler can also be found wall mounted in the kitchen. The sitting room is open plan to the extended garden room/dining room and is flooded with light as well as featuring a built in cupboard. The garden room beyond is a flexible space with tiled flooring and double doors onto the rear garden. This space a real 'inside outside' feel to it. heading up to the first floor landing you will find two double bedrooms and a family bathroom. Both bedrooms have fitted wardrobes and the bathroom offers a bath with shower over.

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VIRTUAL TOUR

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## THE GREAT OUTDOORS

The pretty and landscaped rear garden offers a pleasant and sunny space to be enjoyed with a good degree of privacy also. The garden is paved for ease of maintenance with timber fencing flanking the boundaries and mature shrubs. To the rear there is the oil tank screened with timber fencing.



20:22

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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

713.75 ft<sup>2</sup>

66.31 m<sup>2</sup>

**Reduced headroom**

20.78 ft<sup>2</sup>

1.93 m<sup>2</sup>

(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**



## Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • [wymondham@starkingsandwatson.co.uk](mailto:wymondham@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

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