



Beck House
Wash Lane | Banham, Norwich | Norfolk | NR16 2HD

OPPORTUNITY AWAITS



“A modern detached home in two acres of gardens and paddocks, part of a friendly and welcoming village community, this is a place that has so much to offer. Owned by the same family since it was newly built, it was then renovated top to bottom in 2023, so you have the ease of a new home and a blank canvas that you can make your own. Whether you’re looking for land for a horse, to grow your own, have chickens, or just to enjoy your own piece of the countryside, this could be the start of an exciting new chapter of your story.”



KEY FEATURES

- Much Improved Detached House
- Wonderful Village Location
- Light and Airy Accommodation
- Around Two Acres - (stms)
- Excellent Open Plan Kitchen Breakfast Room
- Sitting Room With Views Of The Garden
- Day Room and Drying Room
- Four Comfortable Bedrooms
- Two En Suite, Family Bathroom and Ground Floor Shower
- No Onward Chain

Tucked away in a peaceful position on the edge of the village of Banham, living here you can enjoy the delights of the countryside on your doorstep, yet you can walk to the local shop, primary school and more besides. With two acres of garden and paddock to call your own, plus a huge garage/workshop and large detached office building, this is a home where you can work, rest and play!

A Bespoke Build

The property was built in 1974 by the current owner's father and has remained in the family ever since. The owner renovated the home in 2023, with new plumbing, heating, electrics, windows, doors and more. He has decorated throughout in neutral colours, keeping a calm and tranquil feel to the house, so you can move straight in with no work to do. He has retained some lovely features, including the brick fireplace in the main sitting room and the original parquet flooring in the hall. The house has excellent Wi-Fi and is set up for fibre broadband, plus there's electric security gates and provision for an electric car charging point, so you can see the owner has taken care to create a home that suits modern lifestyles.

Time To Explore

The layout here offers a super balance of open plan areas with rooms where you can tuck yourself away. The accommodation is attractive but is also very practical. You can come into the main entrance hall, or further to the side into a boot room, so if you're returning home from a dog walk or you have muddy boots, you can easily contain the mess and not traipse it through the house! There's a drying room and ground floor shower room in this part of the house too. Back to the entrance hall – off here you have access to all the main ground floor rooms.





KEY FEATURES

Both the sitting room and dining room have double doors to the garden, as well as interconnecting doors, so you can open the two rooms up, while the dining room is open to the spacious country-style kitchen. These three rooms give the house a great flow for family life or social occasions. There's a lovely additional reception room with a large triple aspect bay flooding the room with light. This means if you have a houseful, there's somewhere else to go and you can find a quiet corner if you want to. Upstairs, all four bedrooms are good size doubles, two of them ensuite and the other two sharing a lovely family bathroom that has a large shower in addition to the bath.

More To See

Outside, the property continues to impress. The two-acres of land divide into around an acre each of garden and paddock. The garden wraps around the house, so you can follow the sun around all day and it's lovely and private. There's a garage that can fit six cars, so has plenty of space for a workshop, plus a pretty and unusual pavilion-style outbuilding. This was originally a Victorian snooker room for the employees at Heigham Waterworks, so it's a true one-off. The owner has run a business from here and comfortably had five people working in the building, which gives some idea as to the space on offer. The paddock has been used for grazing horses and has a watercourse for livestock and irrigation. A quiet country lane runs down one side of the land, with open fields on the other. This makes it a peaceful location with nothing but the wildlife to disturb you. If you can tear yourself away from the property, it's good to know that Banham has plenty of amenities, including a highly regarded primary school, a shop, Post Office, butcher, pub and community centre, as well as the popular zoo. You're well placed for access to Thetford and the A11 or to Diss, so it's easy to hop on the Cambridge or London trains. Norwich is only half an hour away too.

On The Doorstep

The village of Banham offers two shops, a post office, butchers, public house and eateries - Banham Zoo being located opposite these. Diss, Wymondham and Attleborough can easily be accessed for grocery shopping and much more, or if travelling further afield there is an Intercity rail service from Diss, which can be used to access either London or Norwich.





























INFORMATION



How Far Is It To?

The market town of Diss is only 7.5 miles from Banham and has a wide range of shops, amenities, a weekly market and a monthly farmers market. The beautiful vibrant cathedral city of Norwich is approximately 17 miles to the northeast on the A11. Norwich has two shopping centres including Chapelfields and The Mall, cultural and leisure facilities, restaurants and cafes. It also has direct rail links to London, Cambridge and other destinations and an International Airport.

Directions

Proceed from the market town of Diss in a northerly direction on the B1077 and continue through the villages of Shelfanger and Winfarthing. After the village of Winfarthing on a very sharp right-hand bend take a left-hand turn and follow the road into the pretty village of Banham. At the triangular junction turn left and first left onto Wash Lane. The property can be found on the left-hand side.

Postcode NR16 2HD

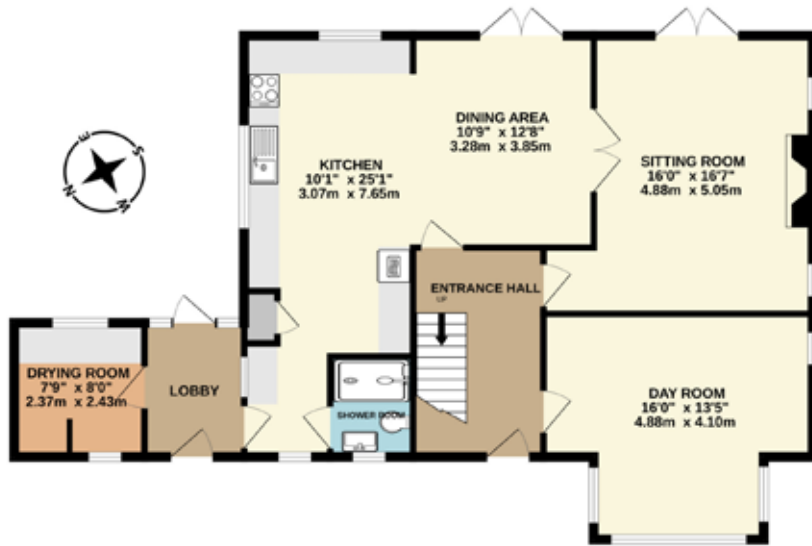
What Three Words Location

Every 3-metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words.... shrugging.roofer.deserved

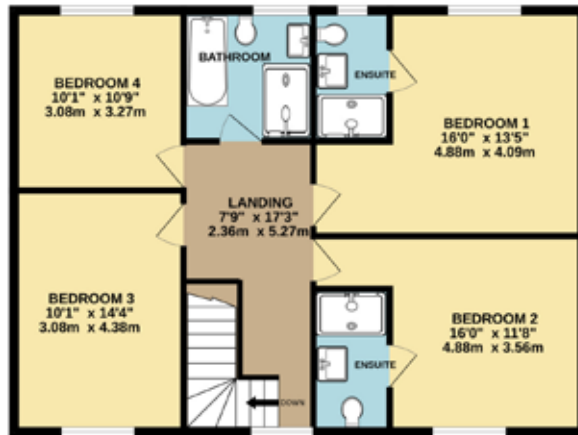
Services, District Council and Tenure

Oil Central Heating, Mains Water, Electricity and Drainage.
Broadband Available -please see www.openreach.com/fibre-checker
Mobile Phone Reception - varies depending on network provider
Please see www.ofcom.org.uk - to check Mobile/Broadband Availability
Breckland District Council - Tax Band F.
Freehold

GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 1847 sq.ft. (171.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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. 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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