



Apple Close, Banham, Norwich, NR16 2HX
Asking Price Of £270,000



Apple Close, Banham

Key Features

- NO ONWARD CHAIN
- End of cul-de-sac position
- Large corner plot
- Planning permission for single storey extension
- Garage and driveway parking
- Outdoor office
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

SITUATION

Banham is a traditional Norfolk village steeped in history offering a beautiful assortment of many period and historic properties, still retaining a strong and active local community helped by having the benefit of good amenities by way of schooling, village shop, post office, public house, fine church and renowned Banham Zoo. The historic market town of Diss lies within easy reach being six miles to the south east and offers an extensive and diverse range of many day to day amenities and facilities along with a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

DESCRIPTION

Offered with NO ONWARD CHAIN, this three bedroom semi-detached house boasts a large corner plot and is positioned at the end of a quiet cul-de-sac within walking distance to the primary school and village shop.

The property is of traditional brick construction under a pitched tiled roof and benefits from oil fired central heating. There is planning permission to build a single storey extension to the rear to incorporate a bedroom, ensuite and utility room and plans are available to view upon request.

The accommodation is well laid out with the ground floor offering an entrance porch, entrance hall, large open plan lounge, dining room and kitchen and a utility room/side porch. Upstairs are three bedrooms and family bathroom.

Externally the property is set well back from the road with the front garden being laid to shingle and driveway parking for multiple cars. There is a brick built garage which has power, light and stairs to a boarded loft space.

The rear garden is mainly laid to lawn with some mature trees and shrubs and abutting the rear of the property are the footings for the extension. There is a brick outbuilding which has been insulated and has UPV double glazed windows and door, power and light and would make the ideal office or studio for those working from home.

The accommodation is as follows:

ENTRANCE PORCH

Space for hanging coats, door to:

ENTRANCE HALL

Stairs to first floor landing, understairs storage space, doors to kitchen and:

LOUNGE

A well proportioned room with large front aspect window flooding the room with natural light, feature brick fireplace, TV point and opening through to:



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DINING ROOM

Ample space for dining table and chairs, rear aspect sliding patio doors leading to the rear garden, opening through to:

KITCHEN

A range of wall and base units with worktops over, inset sink with mixer tap, space for cooker with extractor fan over, space for undercounter fridge and freezer, space and plumbing for dishwasher, rear aspect window and doors to hall and:

SIDE PORCH/UTILITY ROOM

A useful room with space and plumbing for washing machine and tumble dryer. Door leading to rear garden.

FIRST FLOOR LANDING

Doors giving access to all bedrooms and bathroom. Access to loft space with drop down hatch and ladder.

BEDROOM ONE

Double room with rear aspect window looking out to the rear garden.

BEDROOM TWO

Another double room with front aspect window.

BEDROOM THREE

Front aspect window and door to airing cupboard.

BATHROOM

Three piece suite in white comprising of panelled bath with shower over, close coupled WC and hand wash basin set upon vanity unit. Rear aspect obscured window.

SERVICES

Drainage: Mains

Heating Type: Oil fired central heating

EPC Rating: TBC

Council Tax Band: B

Tenure: Freehold

OUR REF: AT069



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