



Whittley
Parish

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Grove Road, Banham, NR16 2HG

Guide Price £500,000

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Whittley Parish are delighted to offer to the market this fabulous four bedroom detached home built in 2023 to a high specification by a reputable local developer. The property boasts approximately 1687 sq ft of versatile accommodation with the ground floor offering a large entrance hall, well proportioned sitting room, stylish open plan kitchen diner with high end integrated appliances and bifold doors opening to the rear garden, utility room, two double bedrooms and bathroom. Upstairs provides two further double bedrooms each with their own ensuite shower rooms.

Externally the property sits well back from the road with ample driveway parking to the front and boasts the most amazing views over the rolling countryside. The rear garden is enclosed by fencing and benefits from lawn and patio.

The popular village of Banham is located approximately 6 miles from the town of Attleborough and 7 miles from the market town of Diss, both offering a wide variety of amenities and facilities as well as mainline railway to Cambridge and London Liverpool Street. Banham itself benefits from some excellent local amenities such as a village shop and post office, primary school, public house and church and is also renowned for Banham Zoo.

Services:

Drainage: Mains

Heating: Air source heat pump

Tenure: Freehold

Council tax band: E

EPC rating: B





- Built in 2023
- Finished to a high specification
- NHBC 10 year warranty
- Four double bedrooms
- Two ensuite shower rooms and ground floor bathroom
- Fabulous rural views
- Ample driveway parking
- Air source heating
- Freehold
- EPC rating B

