



Whittley Parish

Greys Manor, Banham, Norwich, NR16 2EU

GUIDE PRICE £275,000-£285,000



Property Features

- South facing rear gardens
- Far reaching rural views
- large corner plot
- Single garage
- Extended and enhanced
- Three double bedrooms
- Council Tax Band B
- Freehold
- Energy Efficiency Rating TBC.

Full Description

Found upon a small cul-de-sac the property is set upon a generous plot enjoying a pleasing more secluded position at the end of the close and backing onto open farmland with far reaching rural views. Banham is a most attractive south Norfolk village with a beautiful assortment of many period and historic houses whilst still retaining a strong and active local community with the benefit of good amenities, (having schooling, a village shop, post office, public house, fine church and renowned Banham Zoo being a popular tourist attraction). The historic market town of Diss is within close proximity lying six miles to the south east and offers an extensive range of day to day amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

The property comprises of a semi detached house of traditional brick and block cavity wall construction under a pitch interlocking tiled roof which has undergone an extensive refurbishment programme during the current owners occupancy to include a substantial extension now providing a spacious family home. The accommodation comprises of sitting room, dining room, fully fitted kitchen, downstairs cloakroom/utility room and garden room and to the first floor there are three double bedrooms and a family bathroom. The property further benefits from upvc double glazed windows and doors throughout and is heated by an oil fired central heating system via radiators. Finished to a high specification throughout the agent would strongly recommend internal viewing to fully appreciate the stylish accommodation within.

Externally the property is positioned upon a large corner plot with driveway leading up to the house and single garage providing off-road parking for two vehicles. To the southern aspect of the house lie the rear gardens which are predominately laid to lawn and enclosed by panel fencing. A large paved patio area abuts the rear of the property creating an excellent space for alfresco dining enjoying a southerly aspect and taking in all of the afternoon sun. A timber shed can be found to the rear boundaries along with a concealed area with further storage for logs etc. The stunning views over open farmland backing onto the rear boundaries of the gardens give a most pleasing rural but yet not isolated situation.



ENTRANCE PORCH

uPVC door gives access to entrance porch with real wood laminate floor, hanging space for coats, wall mounted oil fired central heating boiler, part glazed door through to:

SITTING ROOM 16' 5" x 10' 9" (5.02m x 3.29m)

Continued real wood laminate flooring, feature fireplace with double sided multi fuel stove set upon a pamment hearth with wooden surround and mantel, rear aspect window and opening through to:

DINING ROOM 14' 7" x 10' 4" (4.46m x 3.15m)

Continued real wood laminate flooring, feature fireplace with double sided multi fuel stove set upon a pamment hearth with wooden surround and mantel, ample space for large table and chairs, stairs leading to first floor, door to utility room and:

KITCHEN 12' 3" x 7' 1" (3.75m x 2.17m)

Fitted kitchen comprising solid oak wall and base units with granite effect work surfaces over, stainless steel one and half bowl single drainer sink unit with mixer tap over, space for oven, space for upright appliance, rear aspect window.

CLOAKROOM/UTILITY 7' 1" x 5' 2" (2.18m x 1.60m)

Close coupled wc, wash hand basin set upon vanity unit, plumbing for washing machine, double door base unit with work surface over, tiled flooring, front aspect window.

GARDEN ROOM 8' 11" x 6' 8" (2.73m x 2.05m)

Accessed from the dining room this pleasant room gives all year round use, tiled floor, double French doors opening onto the patio and rear gardens beyond.

FIRST FLOOR LANDING

Access to loft, doors to all bedrooms and:

BATHROOM 6' 9" x 5' 10" (2.06m x 1.78m)

Three piece suite in white comprising panelled bath with shower over, hand wash basin set upon vanity unit with storage beneath, back to wall toilet with concealed cistern, heated towel rail, rear aspect obscured glass window.

MASTER BEDROOM 16' 5" x 10' 9" (5.01m x 3.29m)

Light and airy room with double aspect windows giving stunning rural views to the rear aspect, loft hatch with ladder giving access to a Hobby room measuring 11' x 10' (3.35m x 3.05m) which has power and light being fully insulated and with velux window.

BEDROOM TWO 10' 9" x 9' 1" (3.30m x 2.77m)

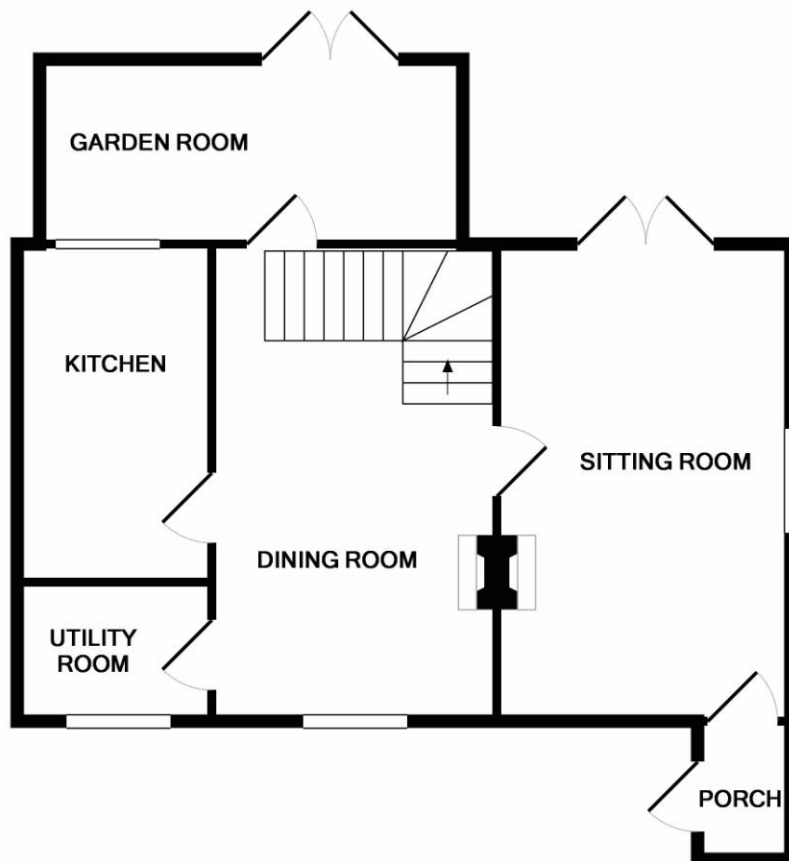
Front aspect window.

BEDROOM THREE 10' 6" x 9' 2" (3.22m x 2.81m)

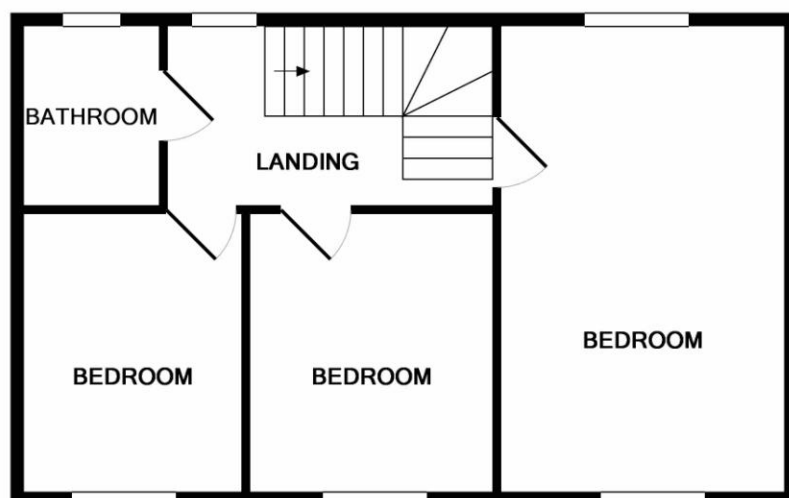
Front aspect window.

OUR REF: LO601





GROUND FLOOR
APPROX. FLOOR
AREA 616 SQ.FT.
(57.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 496 SQ.FT.
(46.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1112 SQ.FT. (103.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements