

Arnolds | Keys



Danbury, Colby Road, Banningham, NR11 7DY

Guide Price £375,000

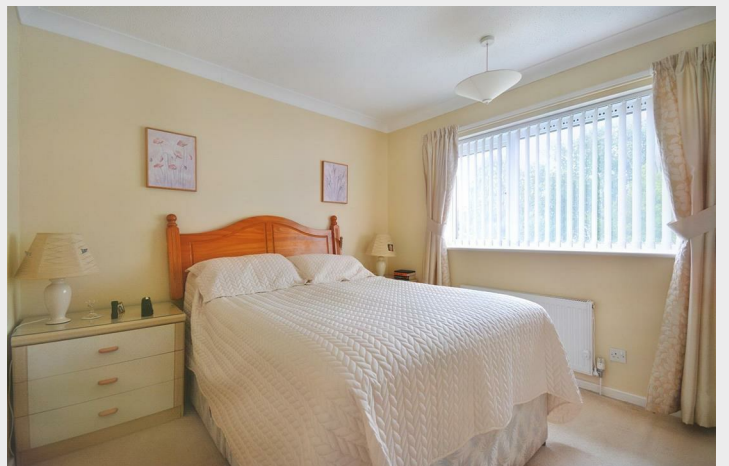
- Detached Family Home
- Dual Aspect Living Room
- Beautifully Presented Front and Rear Gardens
- Kitchen/Breakfast Room
- Integral Garage
- Four Bedrooms
- Stunning Field Views
- Desirable Village Location
- Driveway Providing Ample Parking
- Dining Room/Home Office

Colby Road, Banningham NR11 7DY

A modern four bedroom home enjoying a non-estate position in the popular village of Banningham, with stunning views to the rear and easy access to the market town of Aylsham.



Council Tax Band: D



This four bedroom detached residence is ideally positioned within the popular village of Banningham, just a short distance from the highly sought after market town of Aylsham.

This impressive house needs to be viewed to appreciate both its location and its outlook over the rear garden to the farmland beyond.

ENTRANCE PORCH AND HALLWAY

Double-glazed UPVC front door to an entrance porch with practical ceramic tile flooring. Part glazed door and side panels opening to a hall with built-in cupboard and stairs to the first floor.

W/C

Wash hand basin and WC with double-glazed window to the front elevation.

LIVING ROOM

The main living room runs front to back and an impressive double-aspect room of some 20'1" inches in length with brick fireplace with tiled hearth and mantel over, inset with a wood burner, two radiators and double-glazed windows.

KITCHEN/BREAKFAST ROOM

The kitchen/breakfast through dining room is arranged with work surfaces, base and eye level units, integrated fridge/freezer and double-glazed window facing to the rear elevation. From here a glazed door leads to the conservatory.

CONSERVATORY

A bright room with ceramic tile flooring, electric panel heater and double-glazed windows that face both to the sides and rear. Double-glazed French doors lead on to the rear garden and a further glazed door leads through to the home office/dining room.

HOME OFFICE/DINING ROOM

A versatile room that provides excellent space for home working, dining room or even a further bedroom. It has practical ceramic tile flooring, a double-glazed window to the rear, and a door with access to the garage. This completes the ground floor accommodation.

FIRST FLOOR

The first floor accommodation offers a generous landing with doors leading to all four bedrooms and the bathroom, there is also a double-glazed window to the side aspect.

BEDROOM ONE

Bedroom one faces to the front of the property and is a good size double room with a double glazed window and radiator.

BEDROOM TWO

A double room with double glazed window facing the rear aspect and a radiator.

BEDROOM THREE

A further double room facing the rear elevation with double glazed window and radiator.

BEDROOM FOUR

A single room which incorporates an open wardrobe area to enhance the length of room if required and faces to the front elevation with a double glazed window and radiator.

BATHROOM

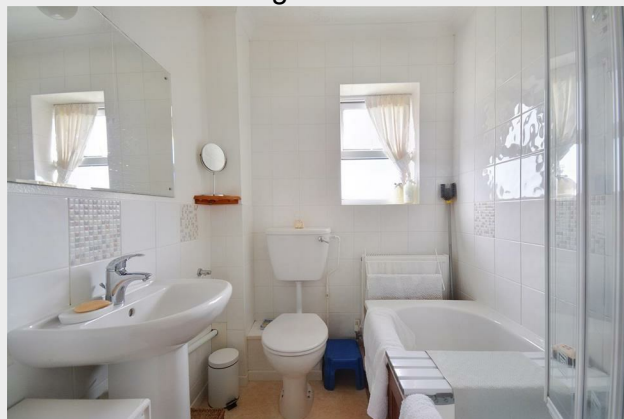
The accommodation is completed with a family bathroom with white suite comprising panel sided bath, shower attachment plus an additional wall mounted electric shower with folding screen, wash hand basin, WC, part tiled walls and there is a sealed unit double-glazed window to the rear elevation.

OUTSIDE

The outside space offers a lawned front garden and a generous driveway providing ample parking and leading to garage measuring some 17'1" x 8'11" with an up and over door, light and power and personnel door leading to the study/dining room. There is a side access via a timber gate that opens to a canopied area and shed, a wrought iron gate opening further to an enclosed rear garden which is lawned with flower and shrub beds, oil storage tank, timber garden shed and fine views across the farmland beyond, with an ever changing view through the seasons.

AGENTS NOTE

This property is Freehold. Council Tax Band D (£1,592.64). The property is connected to mains drainage with oil fired central





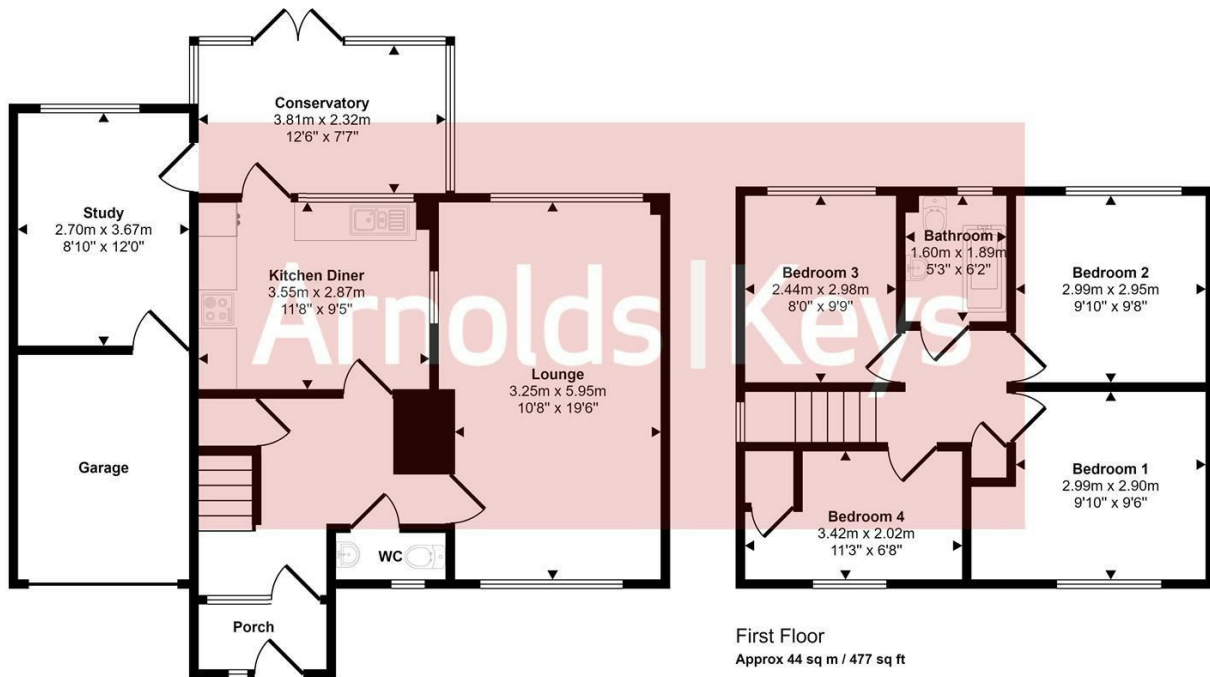
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			58
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
120 sq m / 1294 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.