



Tree Tops Colby Road, Banningham, NR11 7DY

Guide Price £395,000

- COUNTRYSIDE VIEWS
- OFF ROAD PARKING AND GARAGE
- TWO RECEPTION ROOMS
- GROUND FLOOR CLOAKROOM
- MATURE LANDSCAPED REAR GARDEN
- IDYLIC VILLAGE LOCATION
- UTILITY ROOM
- BEAUTIFULLY PRESENTED

Tree Tops Colby Road, Banningham NR11 7DY

Nestled in the popular village of Banningham, this delightful detached house offers three well-proportioned bedrooms and two reception rooms with a generous mature rear garden enjoying stunning open countryside views.

 3  1  2  E

Council Tax Band: D



DESCRIPTION

This well presented three bedroom detached property offers the perfect family home, with three well proportioned rooms, kitchen with utility room and ground floor cloakroom, two reception rooms, including a large 'L' shaped lounge diner; ideal for entertaining, and a conservatory.

The property is located within the picturesque village of Banningham; ensuring a serene lifestyle whilst still conveniently close to the market towns of Aylsham and North Walsham.

The home boasts a beautifully landscaped, mature garden with plenty of seating areas to enjoy the beautiful field views this location has to offer.

LOCATION

The property is nestled within the village of Banningham which offers a local pub/restaurant. The village is located approximately 3 miles from the sought after market town of Aylsham and 5 miles from the market town of North Walsham; both offering a host of local amenities from a range of supermarkets, doctors and dental surgeries, opticians, plenty of cafes, bakeries and places to eat with public transport links. Banningham is surrounded by countryside offering plenty of scenic walking routes along the Weavers Way.

ENTRANCE PORCH

uPVC door to main entrance, carpet flooring, panelled door to main hallway.

ENTRANCE HALL

Stairs to first floor, radiator, built-in cupboard, carpet flooring.

LOUNGE/DINER

An 'L' shaped room with double glazed window to front aspect, carpet, two radiators, double glazed sliding patio doors leading to conservatory.

CONSERVATORY

Double glazed sliding patio door to rear garden, carpet.

KITCHEN

Double glazed window to rear aspect, fitted with a range of wall and base units with inset one and a half sink and drainer, electric hob with cooker hood over, breakfast bar, integrated appliances included a Beko double oven, dishwasher and fridge freezer, vinyl flooring and extractor fan, pantry cupboard, door to;

UTILITY ROOM

uPVC door to rear garden, double glazed window to rear aspect, wall and base units with space and plumbing for washing machine, vinyl flooring, radiator.

CLOAKROOM

Double glazed window with obscured glass to side aspect, WC, wash hand basin, heated towel rail, tiled floor, extractor fan.

FIRST FLOOR LANDING

Double glazed window to side aspect, carpet, radiator.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a four piece suite comprising bath, shower cubicle with electric shower, wash hand pedestal basin, WC, vinyl flooring, radiator.

BEDROOM TWO

Double glazed window to rear aspect over looking field views, built in wardrobe, carpet, radiator.

BEDROOM ONE

Double glazed window to front aspect, built in wardrobe, carpet, radiator.

BEDROOM THREE

Double glazed window to front aspect, built in wardrobe, carpet, radiator.

EXTERNAL

The property is approached to the front via a brick weave driveway with access to the single garage which has an up and over door, power and lighting. The front garden is laid to shingle with a range of mature shrubs.

The well kept rear garden is of a generous size with lawn, shingle and patioed areas. There are two patio seating areas; one enjoying open field views across to the rear, with borders boasting a range of mature shrubs and flowers.

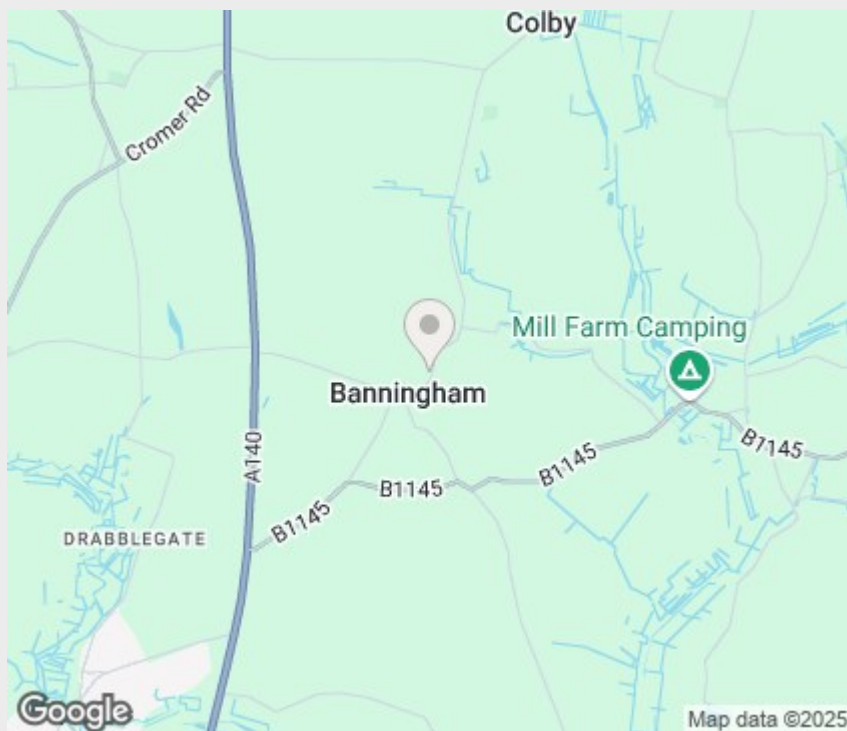
AGENTS NOTES

This property is Freehold.

Mains drainage, water and electricity connected.

Oil fired central heating.


Council tax band D.



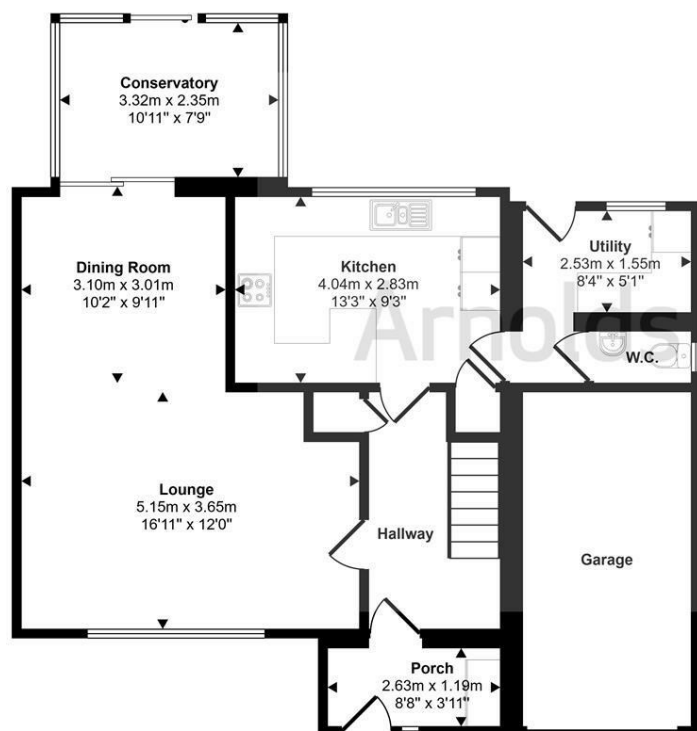
Viewings

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

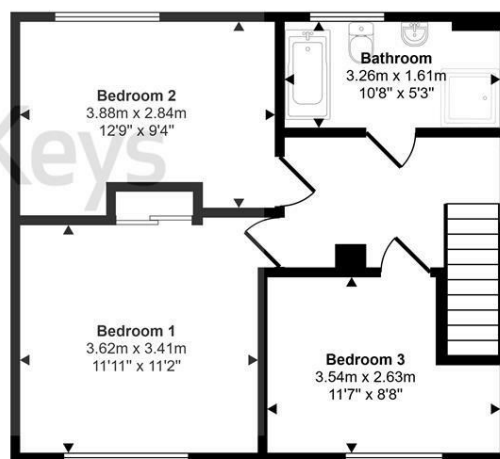
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	50	
(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
132 sq m / 1416 sq ft



Ground Floor
Approx 84 sq m / 907 sq ft



First Floor
Approx 47 sq m / 509 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

