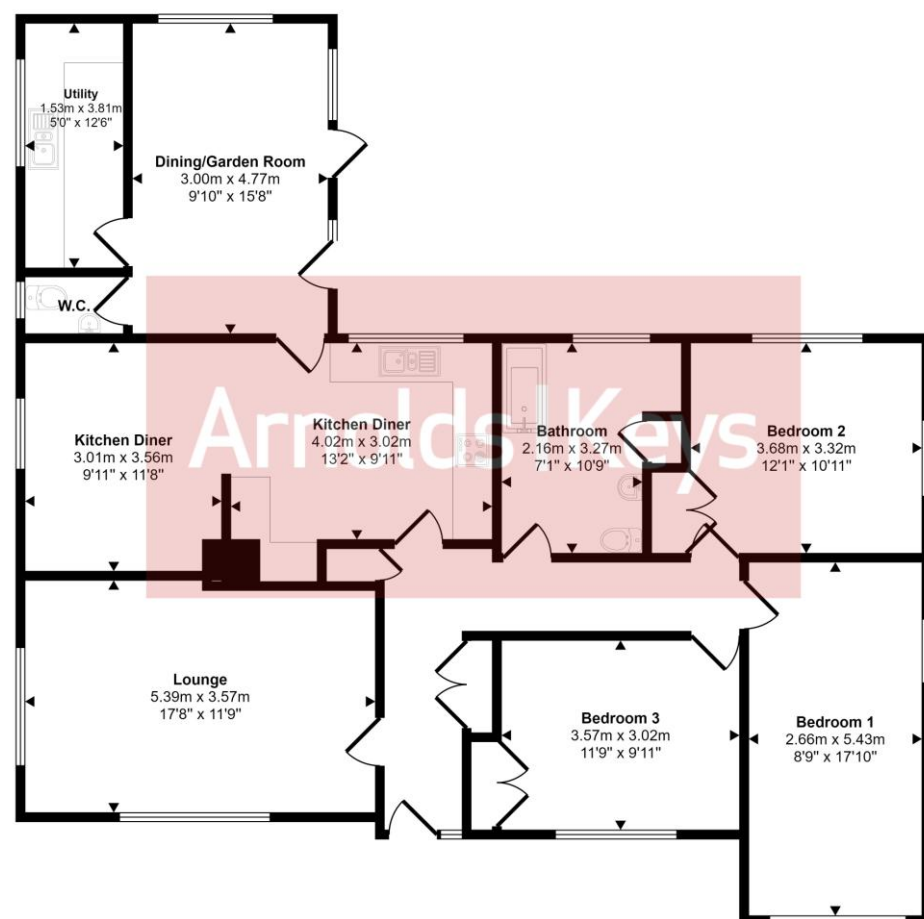




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

Approx Gross Internal Area  
130 sq m / 1398 sq ft



Floorplan

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.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

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**City** 01603 620551  
**Coastal** 01263 822373

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.



## Mill Road, Banningham

**Offers Over £400,000**

A deceptively spacious and well-presented detached bungalow with versatile accommodation, set on a quiet road within the desirable rural village of Banningham.

- Detached Bungalow
- Three Double Bedrooms
- Double Width Driveway for Ample Parking
- Spacious and Versatile Accommodation
- Popular Village Location
- Walking Distance to Local Primary School
- Less Than 5 Miles from the Market Towns of Aylsham and North Walsham
- Open Fireplace
- Open Plan Kitchen/Diner

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## Mill Road, Banningham



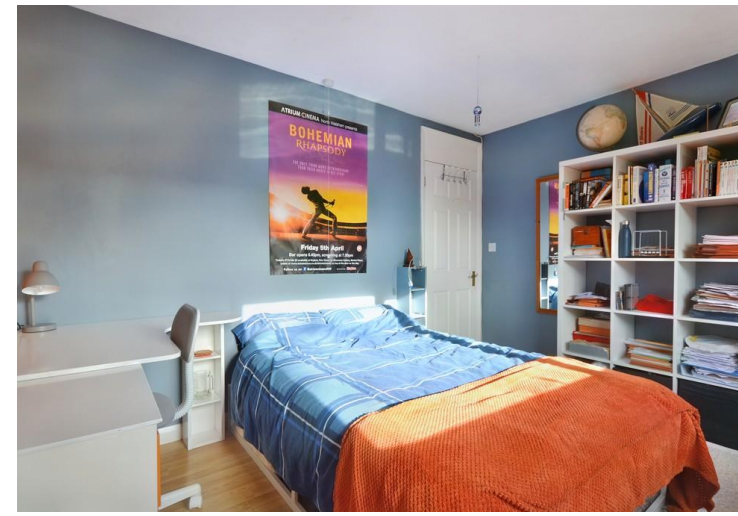
### DESCRIPTION

This delightful three bedroom detached bungalow offers extensive, light and airy accommodation in a highly sought after village location. Easy access to countryside walks (including the Weaver's Way) and within walking distance from Colby Primary School, along with being situated within a few miles of Aylsham and North Walsham is what makes the location of this property the perfect family home.

Upon entering the property, you are welcomed by a bright entrance hall leading into the living room - the open fireplace makes this a cosy space whilst the dual aspect windows fill the room with light. Leading through the property there is a spacious kitchen diner which provides a sociable family room. From here the property has been extended to create the garden/dining room; a fantastic space for entertaining with two patio doors leading out into the private garden. There is also a utility area and W/C, fully fitted family bathroom and three good sized double bedrooms - two of which benefit from dual aspect windows.

### LOCATION

Banningham is a popular rural village between Norwich and the North Norfolk Coast. Ideally positioned between the Market Towns of Aylsham and North Walsham - both of which hosting a wide range of local amenities from independent shops, supermarkets, highly rated schools and public transport links including bus routes to the Coast and the City



of Norwich and a train station in North Walsham. Mill Road is also within walking distance to Colby Primary school and is also on route for the school bus into Aylsham.

### ENTRANCE HALL

Front door to entrance. Parquet flooring. Radiator. Large storage cupboard. Airing cupboard.

### LIVING ROOM

Two double glazed windows; one to front and one to side. Open fireplace. Radiator.

### KITCHEN/OPEN PLAN DINING AREA

A delightful family room measuring an impressive 23ft in length, with two double glazed windows; one to rear and one to side aspect. Range of wall and base units with counter over housing stainless steel sink and electric hob with extractor fan over. Built in electric oven and grill. Space for fridge/freezer. Door into;

### DINING ROOM

Two patio doors entering into the garden and one double glazed window to rear aspect. Two radiators. Doors leading to utility room and W/C.

### W/C

Obscured double glazed window to side aspect. Sink and W/C

### UTILITY ROOM

Double glazed window to side. Range of fitted wall and base units housing stainless steel sink. Space for dishwasher, dryer, washing machine, radiator.

### BATHROOM

Double glazed window to rear aspect. Three-piece suite comprising of bath with Aqualisa power shower over, vanity unit with sink over and W/C. Large storage cupboard and radiator.

### BEDROOM ONE

Dual aspect double glazed windows to side and front. Radiator.

### BEDROOM TWO

Dual aspect double glazed window to rear and side. Built in wardrobe. Radiator.

### BEDROOM THREE

Double glazed window to front. Built in wardrobe. Radiator.

### OUTSIDE

Externally the property is approached via a double width driveway with ample space for parking 4/5 vehicles. There is a generously sized wrap around garden; allowing you to catch the sun throughout the whole day. To the right-hand side of the property there is a timber-built log store and a further two sheds to provide plenty of external storage. The garden is mainly laid to lawn, allowing you to enjoy the space with low maintenance and features a delightful patio seating area; the perfect spot to enjoy your morning coffee.

### AGENTS NOTES

This property is Freehold.  
Tax Band: D (£1,516.95)  
Oil Fired Central Heating.  
Mains drainage connected.