



Sycamore House  
Grove Corner  
Banham  
Norfolk  
NR16 2DY

Guide Price £375,000







Recently fully refurbished, a 3 Bed family home situated in a popular Norfolk village.

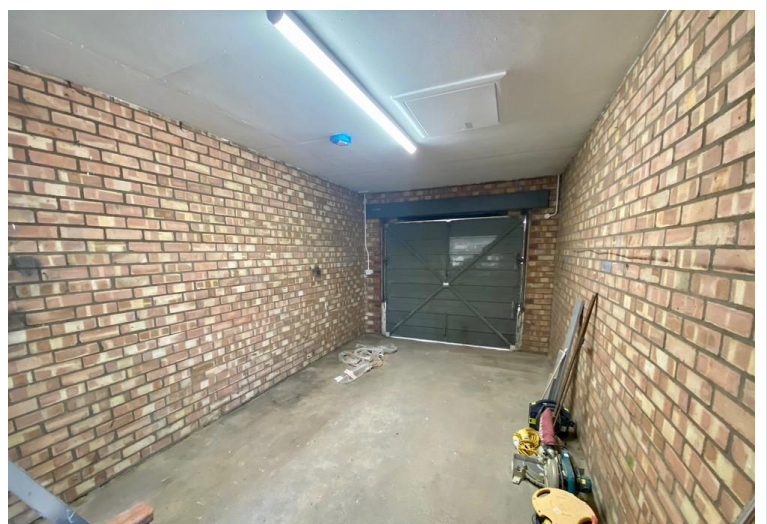
No onward chain

### Location

This sits in the southern end of Banham overlooking a lovely green and within a stones throw away from the village amenities. Church View is within easy walking distance of the Appleyard shops with grocery, butchers and hairdressers as well as 'The Barrel' pub. A little further is the village shop with post office, the church and the village green. Nearby Banham Zoo is a popular tourist attraction. The village lies nestled in the Norfolk countryside and is within easy reach of several towns including Attleborough, Wymondham and Diss which provide an excellent range of facilities and each have train stations giving easy access to London and other areas. The A11 is not far and is now fully dualled providing a swift route to Newmarket and the A14 corridor. The fine city of Norwich is just 20 miles or so to the north east. Overall, the location of this property combines rural village living with access to wider facilities and amenities nearby.







### The Property

This property was once tenanted for several years as two flats but has recently been put back to its original format as a 3 bedroom family home. As part of this transformation, Sycamore House has been completely refurbished which includes new kitchen, new bathroom suite, completely decorated with new flooring throughout and new radiators and electrical system. The scheme of improvement really adds to the amount of space on offer and also the potential this property has to extend and improve upon what is already there.

On the ground floor, the large living room has a bay window which looks out onto the village green and leads into the kitchen. The kitchen itself is big enough to double as a dining room if you wish to use the room next door as a study. There are three bedrooms on the first floor as well as a family bathroom.

### Outside

Situated on the edge of the village green, the property enjoys a lovely village outlook. There is one parking space in front of the garage but within the front garden there is enough space to create a larger driveway if needs be. To the rear, a good sized garden can be enjoyed which is mainly laid to lawn with a mixture of border shrubs.

### Agents Note

The prospective purchaser of this property will be entered into a management company which will be jointly responsible for the maintenance of the village green to the front.

### Services

The property is connected to mains water and electricity. An oil-fired boiler provides heating to the property. Foul drainage is provided via a private septic tank.

### Directions

From Diss head towards Attleborough on the A1077 and on leaving Winfarthing, take the left turn onto Winfarthing Road on the sharp right hand bend signposted Banham. Follow the road into Banham, turning left at the junction onto Kenninghall Road. Just before you reach the zoo, take the right hand turn onto Grove road where Grove Corner and the property will be found immediately on the right hand side.

### Viewing

Strictly by appointment with TW Gaze.

### Freehold

Ref: 2/18949/CJC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77   <b>C</b>
55-68	<b>D</b>	61   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

#### Important Notice

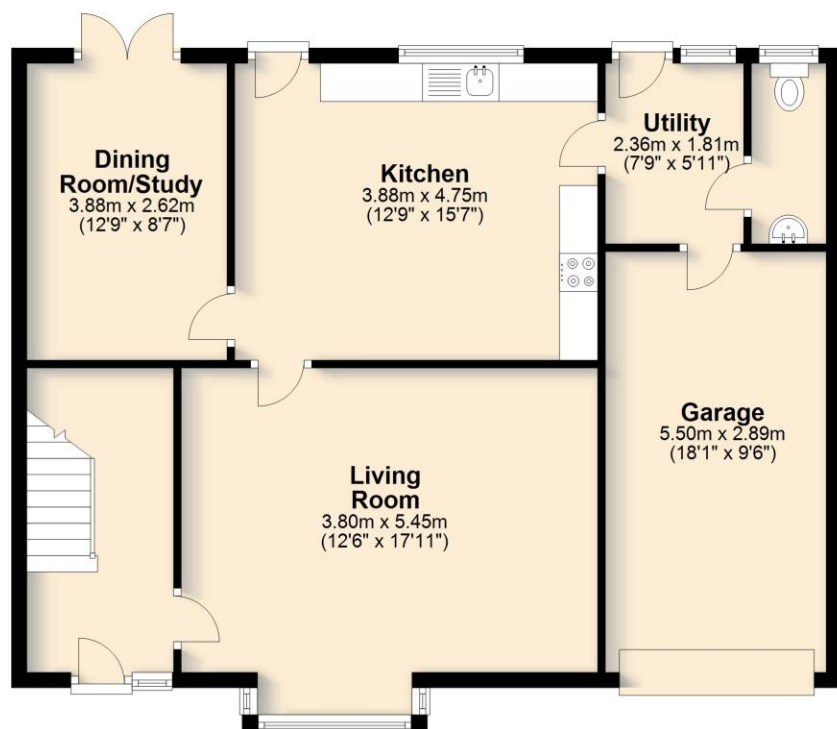
TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities.

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

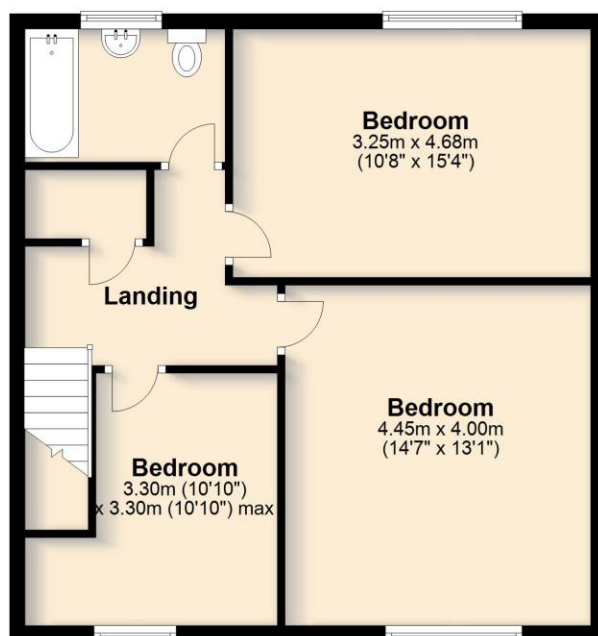
#### Ground Floor

Approx. 84.2 sq. metres (905.9 sq. feet)



#### First Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



Total area: approx. 142.0 sq. metres (1528.2 sq. feet)

**For illustrative purposes only. NOT TO SCALE.**

This plan is the copyright of TW Gaze and may not be altered, photographed, copied or reproduced without written consent.