

propertyladder



Colby Road, Banningham, NR11

An Exceptionally Spacious Six Bedroom Detached Residence Extending To Over 4,300 Sq.Ft On An Extensive Plot In Sought-After Banningham!

GUIDE PRICE £850,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

GRAND COUNTRY LIVING ON A MAJOR SCALE!

From the moment you enter, the scale of the accommodation is immediately apparent. A welcoming Reception Hall provides access to a series of impressive reception spaces, including the magnificent Sitting Room, measuring an impressive 21'9" x 13'9" (6.64m x 4.19m), creating an outstanding space for entertaining and family gatherings. The equally generous Dining Room, at 18'11" x 13'4" (5.77m x 4.06m), is ideal for formal dining and special occasions.

Flooded with natural light, the wonderful Sun Lounge extends to 24'3" x 11'9" (7.39m x 3.57m) and provides an exceptional additional reception area with delightful views over the grounds.

The spacious Kitchen/Diner, measuring 19'0" x 12'9" (5.79m x 3.89m), forms the heart of the home and offers ample space for everyday family life and entertaining alike. Supporting accommodation includes a substantial Laundry Room of 18'2" x 11'0" (5.54m x 3.36m) and a further Utility Room measuring 12'4" x 8'10" minimum (3.76m x 2.69m), providing excellent practical space.

A particularly appealing feature of Coppertops is the potential for self-contained annexe accommodation, comprising Kitchen, Shower Room, a Sitting Room of 11'4" plus bay x 9'0" (3.45m plus bay x 2.74m) and a Bedroom measuring 11'4" x 7'6" (3.45m x 2.29m), making it ideal for multi-generational living, dependent relatives or visiting guests.



“excellent privacy and wonderful opportunities for outdoor entertaining”



Overview

- Extensive Plot With Generous Gardens And Grounds
- Impressively Spacious Reception Rooms Including Sitting Room With Log Burner, Light And Airy Dining
- Kitchen Diner With Views Across The Gardens
- Six Bedrooms, Including Two With En-Suite Facilities
- Potential For Self-Contained Annexe Accommodation
- New Roof Installed Approximately Seven Years Ago
- New Oil-Fired Central Heating Boiler Installed App

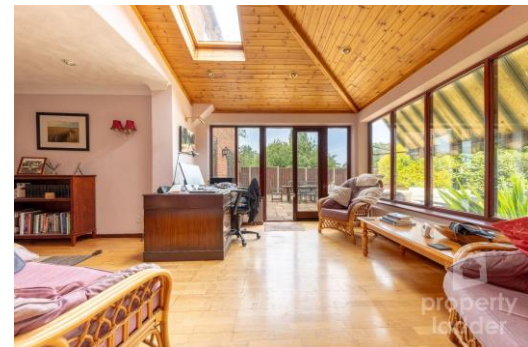




Location

Banningham is a small, peaceful Norfolk village with deep historic roots and a strong rural character. Located just 3 miles northeast of Aylsham and around 15 miles north of Norwich, it sits amid open countryside yet remains well connected, with North Walsham providing the nearest railway station on the Bittern Line and Norwich International Airport within easy reach.

Banningham has a quiet, close-knit community feel, centred around its village hall and its well-loved pub, The Crown Inn, a 17th-century inn offering traditional food and a welcoming atmosphere. The surrounding countryside provides scenic walking and cycling routes, making the village especially appealing to those seeking a slower pace of life.

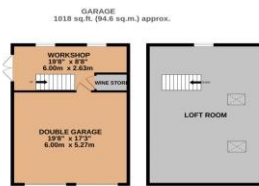


Outside

Outside, the property occupies an extensive plot with generous gardens and grounds, providing excellent privacy and wonderful opportunities for outdoor entertaining and family enjoyment.

A substantial Double Garage, measuring 19'8" x 17'3" (6.00m x 5.27m), is complemented by a Workshop of 19'8" x 8'8" (6.00m x 2.63m) and a sizeable Loft Room above, offering enormous potential for hobbies, storage or ancillary use, subject to any necessary consents.

The property has been thoughtfully maintained and benefits from a replacement roof installed approximately seven years ago and a new oil-fired central heating boiler fitted approximately four years ago, providing reassurance for prospective purchasers.



TOTAL FLOOR AREA : 4335 sq.ft. (402.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: F

LOCAL AUTHORITY: NORTH NORFOLK COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, OIL CENTRAL HEATING

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