



Beck House, Wash Lane, Banham, NR16 2HD

twgaze



GUIDE PRICE: £795,000



‘Detached family home which has been extensively refurbished in 2023, offering potential for equestrian use. 4 bedrooms, two en-suites and ground floor shower room. Grounds total just over 2 acres.’



- Impressive, detached family home
- Extensively refurbished in 2023
- Potential for equestrian use
- Grounds extending to just over 2.1 acres
- Neutrally decorated
- 4 bedrooms, two en-suites
- Useful ground floor shower room
- Bay fronted living room
- Spacious, open plan kitchen/diner
- Tucked away within the village
- Full fibre broadband connectivity available

Location

Banham is a popular and well served Breckland village, which benefits from a primary school, two convenience stores, a post office, village butchers, takeaway, two public house/restaurants (The Barrel and The Smoke House). The village also has a well-supported community centre, sports hall and bar. Diss, Wymondham and Attleborough can easily be accessed for a broader range of amenities, including recognised supermarkets, shops and health care facilities. The neighbouring village of Kenninghall also has a doctor's surgery.



Travelling out of the county, the A11 dual carriageway is just 5 miles away and provides an efficient road connection into Norwich, Cambridge and London. Mainline railway stations at Diss, Attleborough and Wymondham also connect into Norwich and London.

Just to the north of Norwich is an International airport, which links to European destinations, as well as Amsterdam (Schiphol) Airport, with links across the globe.

The Property

Beck House is an impressive property that's tucked away within the village of Banham. The house has undergone a series of beneficial alterations to its layout, having been extensively refurbished within the last year (2023). As well as having light, neutral decor throughout, along with clean, stylish kitchen and bathroom facilities, some other changes includes updated electrics, plumbing and now the ability for full fibre broadband to be connected into the property – ideal for home working parents. The house provides the perfect place to raise a growing family with its nicely proportioned rooms which complement the well-planned and more functional elements of this home, such as the side lobby and drying room.

Outside

The grounds total just over 2.1 acres (stms) mainly of mature lawn and paddock, which opens up the attractive potential for equestrian use. The plot is broadly split into two main sections; formal lawn, which surround the house which is a blank canvas for the next owners to landscape further if desired (1 acre). Gate/post and rail fencing then open to an area which could be used as a paddock (roughly 1.1 acre) which has a natural pond and water source.

The pillar and electric gated entrance to Beck House creates a sense of grandeur, with the gravel driveway sweeping in and around the house to a large, secure garage (31' x 21') with roller door. Separately is a unique, detached Victorian pavilion, which has power and light and could easily serve as an office or games room.

Services

Mains electricity, water and drainage are connected. Oil fired central heating boiler provides central heating.
High speed broadband capability

How to get there (What3words)

Lizards.searcher.wasp

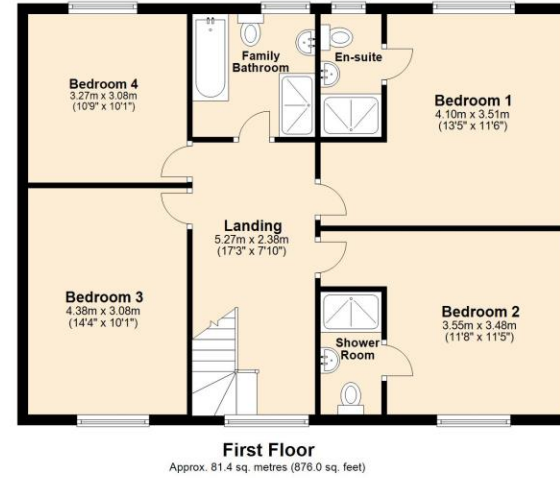
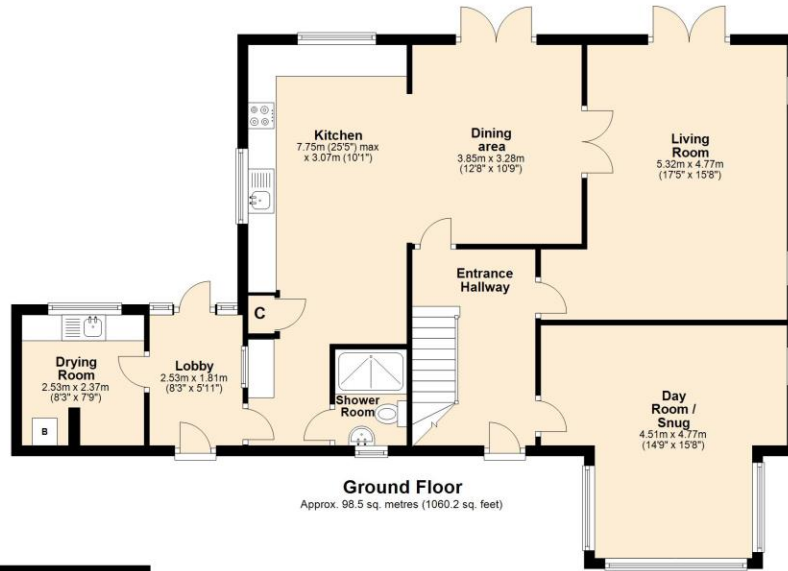
Viewing Strictly by appointment with TW Gaze.

Council Tax Band: F

Freehold

Ref: 2/19475/RM





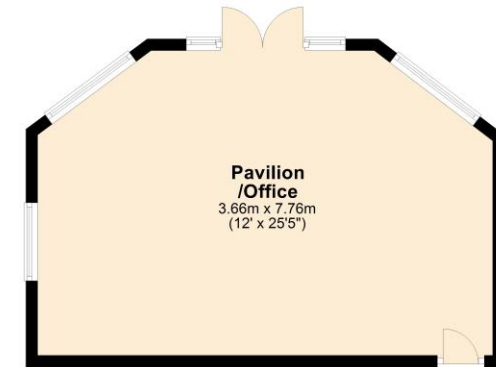
Total area: approx. 179.9 sq. metres (1936.2 sq. feet)



Garage and Pavillion
Approx. 62.0 sq. metres (667.6 sq. feet)

Total area: approx. 62.0 sq. metres (667.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. 37.3 sq. metres (401.8 sq. feet)

Total area: approx. 37.3 sq. metres (401.8 sq. feet)

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