



Mulberry House Kenninghall Road, Banham

£625,000 Freehold

An opportunity to acquire an exquisite detached family home boasting opulent fixtures and fittings throughout with a chic and contemporary design. This home presents a chance to acquire a prestigious family home, with only one plot remaining. Encompassing around 2700 sqft, this expansive home comprises four double bedrooms, including a master bedroom with its own en-suite. There's also a utility room, a versatile study or fifth bedroom, and a sprawling open-plan kitchen/dining area, perfect for entertaining. With an opportunity to add your own personal touches (subject to cost) contact the Norwich office today for more information!

Banham is a civil parish within Norfolk boasting amenities including a post office, Church, schools and local shops, community centre, the Banham Zoo, and Applewood Countryside Holidays. Banham is around 20 miles from the city of Norwich whereby you will find more shopping and eating opportunities, as well as a well serviced public transport service including a Bus and Train station. Thetford is under 15 miles from Banham and is very popular, therefore a great benefit to the property's location.



AGENTS NOTE

We understand the property will be sold freehold and connected to mains water, mains electricity and mains drainage.



Entering via the inviting porch, you are greeted by an elegant hallway with a wealth of space and a sense of grandeur with access into several rooms on the ground floor. The triple-aspect kitchen/dining area spans over 25 sq metres. This airy space showcases a shaker-style kitchen with a range of wall and base units, a central, social island, and integrated appliances. Natural light floods the room through windows on multiple sides, including bi-fold doors leading to the rear garden. This is the ultimate space for hosting and entertaining during the summer months, with the opportunity to open the space to the garden for a seamless entertaining experience. The utility follows the kitchen's design and offers access to the side garden, a fantastic space for housing additional white goods. The spacious living room, measuring 25 sqm, exudes comfort and warmth, with ample natural light streaming in through large windows and French doors leading to the rear garden. A feature fireplace adds to the inviting ambience, perfect for cosy evenings. For those seeking a dedicated workspace, the generously sized study or fifth bedroom provides a quiet retreat away from the main house. The modern cloakroom completes the ground floor.

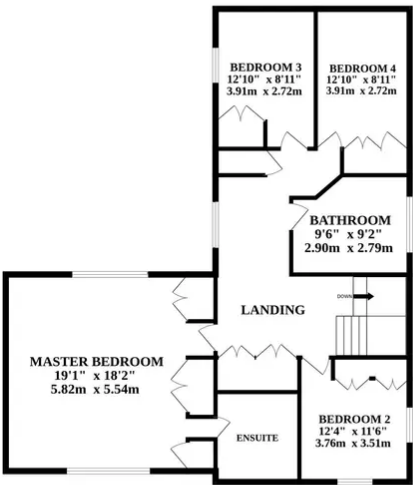
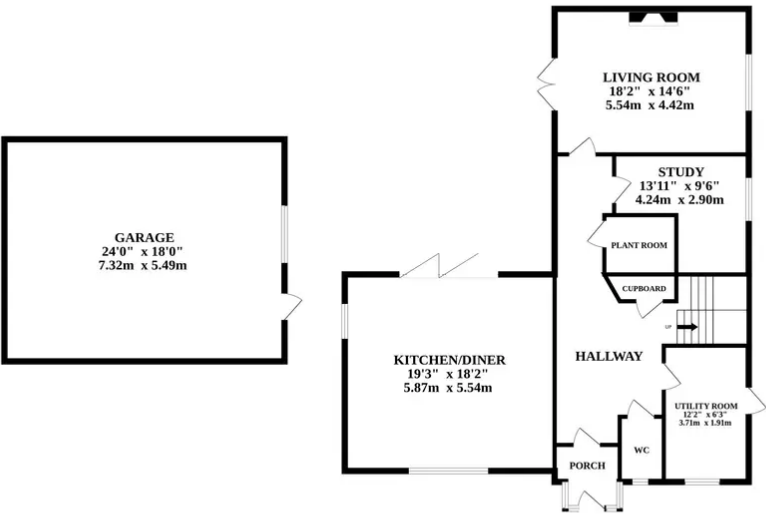
Upstairs, the master bedroom offers a spacious sanctuary with dual aspect windows, three built-in wardrobes, and an en-suite featuring a shower, vanity hand wash basin, and low-level WC, a luxurious addition to every day routines. Bedrooms two, three, and four each feature built-in wardrobes and offer delightful views of the rear garden. The family bathroom includes a four-piece suite and benefits from natural light streaming in through a rear window.

Outside, the landscaping remains customisable, offering you the chance to craft your own outdoor haven. Additionally, the property includes a generously sized double garage and a spacious driveway, providing ample parking and storage space.



GROUND FLOOR

1ST FLOOR



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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