



4 Fallow Drive, Banham - NR16 2FJ

£475,000 - £500,000 Freehold

Built in 2024 and set against a backdrop of open field views, this exceptional chalet-style home combines contemporary design with energy-efficient living in the well-connected village of Banham. Immaculately presented throughout, it features a high-end kitchen with quartz worktops, three double bedrooms, two with en-suites, a stylish family bathroom, and a generous open-plan layout ideal for modern lifestyles. A separate utility room adds everyday practicality, while solar panels provide both power and income. Outside, the landscaped south-westerly garden offers two patio areas and a lawn, complemented by a private driveway with parking for three vehicles, including a car charging point, and a spacious garage with potential for storage or workshop use.

Location

Fallow Drive is set within the well-connected village of Banham, a sought-after rural spot known for its strong sense of community and access to open countryside. The village itself offers essential amenities, including a convenience store, post office, café, and the renowned Banham Zoo, adding a unique local attraction. There is also a local butcher and hairdresser, enhancing the everyday convenience for residents. Families benefit from a well-regarded primary school and nearby secondary options, while commuters can take advantage of easy road access to Attleborough, Diss, and the A11 corridor linking to Norwich and Cambridge. The surrounding area is rich in footpaths and bridleways, ideal for outdoor enthusiasts seeking peaceful walks or cycling routes through scenic Norfolk landscapes.



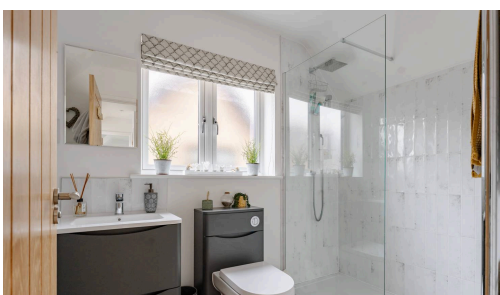
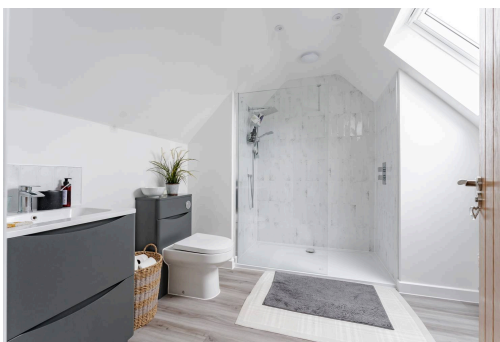
Agents notes

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

Annual estate charge of £223

Heating system- Air Source Heat Pump

Council Tax Band- D



Fallow Drive, Banham

Step into the home through a bright and inviting entrance hall, tastefully finished with half-height panelled walls and wood-effect flooring that sets a welcoming tone. With immediate access to a conveniently located WC, this hallway offers a welcoming introduction to the home, combining style and practicality from the moment you arrive. The property flows into a spacious open-plan living area that brings together a dedicated dining area and a modern, high-spec kitchen. French doors frame views of the beautifully landscaped garden and open fields beyond, drawing in natural light throughout the day.

The kitchen itself is immaculately presented and thoughtfully designed, featuring sleek cabinetry, striking quartz-style worktops, twin ovens, an electric hob, and attractive wood-effect flooring underfoot. Inset ceiling spotlights complement the clean lines of the space, with large storage cupboards providing added functionality. A separate utility room enhances practicality, fitted with units, space for appliances, and a large storage cupboard, along with its own access to the outside. Flowing from the dining area is the open-plan lounge, a generous and light-filled space with soft carpeting underfoot, offering plenty of room for comfortable seating or family gatherings. A sleek, built-in media unit provides useful storage and adds a stylish focal point to the room. Whether you're hosting guests or unwinding at the end of the day, this inviting room provides a versatile and welcoming setting. Also on this level is a double bedroom, complete with carpet flooring and a private en-suite shower room, ideal for guests or flexible family living. Underfloor heating throughout adds an extra touch of comfort.

Upstairs, a Velux window above the landing adds a sense of light and airiness, and a built-in storage cupboard adds convenience. Here you'll find two further double bedrooms, both comfortably carpeted. Radiators on this floor ensure a warm and cosy environment. One of these enjoys a stylish en-suite shower room, featuring a large walk-in enclosure with contemporary white textured tiles, a rainfall-style shower head, and sleek fittings throughout. A modern vanity unit, soft grey accents, and natural light from the Velux window complete the clean and calming aesthetic. The other is served by a beautifully appointed family bathroom, featuring a full-size bathtub with tiled splashback, a spacious walk-in shower with a rainfall-style head, and a sleek vanity unit with contemporary fittings. Soft natural light filters in through the window, enhancing the clean, modern finish.

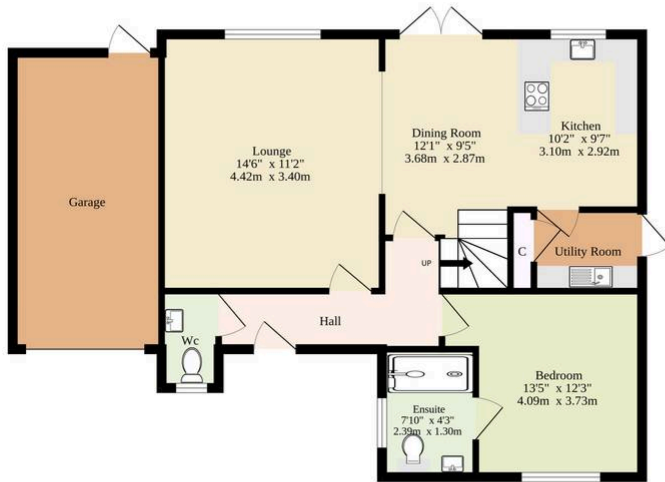
Outside, the south-westerly facing garden is fully enclosed and thoughtfully landscaped, featuring a generous lawn bordered by planting areas and established shrubs. Two distinct patio spaces offer options for outdoor dining or relaxing, with open field views creating a peaceful rural backdrop. A large garden shed provides handy additional storage.

At the front of the property, a generous driveway provides private off-road parking for three vehicles with ease, ensuring convenience for homeowners and visitors alike. In addition, a spacious garage offers secure storage, further parking, or potential for workshop use, ideal for those with hobbies or additional needs. A car charging point is also available, adding to the property's modern conveniences.

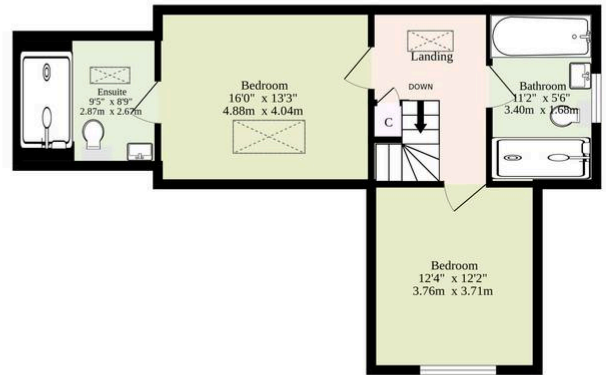
This home also benefits from double glazing throughout and a roof-mounted solar panel system that not only powers the home but generates extra income.



Ground Floor
676 sq.ft. (62.8 sq.m.) approx.



1st Floor
511 sq.ft. (47.5 sq.m.) approx.



Sqft Excludes Garage

TOTAL FLOOR AREA : 1410sq.ft. (131.0 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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