



19 Scrumpy Way, Banham

Norwich



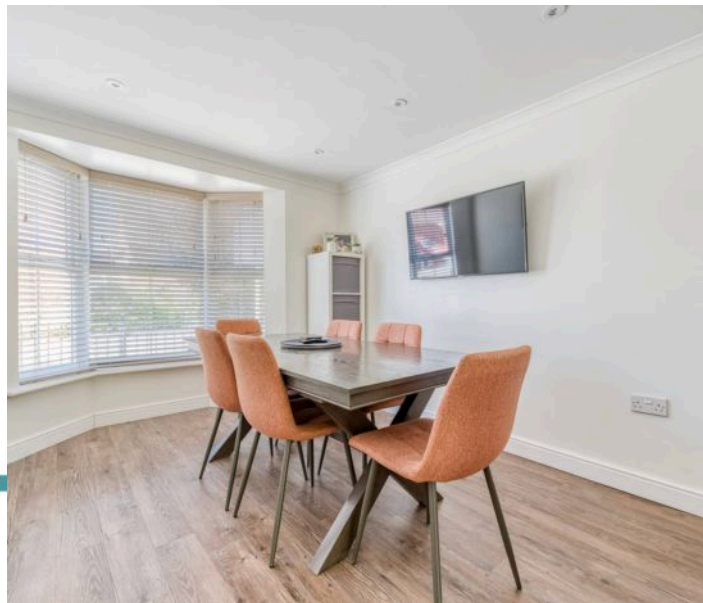
Guide Price £325,000
Minors & Brady

19 Scrumpy Way

Banham, Norwich

Guide Price £325,000 - £350,000. Found in the thriving and sought-after village of Banham, this stunning four-bedroom detached family home offers convenient living.

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- A well-connected village with local amenities such as shops, a primary school, pub, and Banham Zoo within walking distance
- Four Spacious Bedrooms – Including a master with built-in wardrobes and a private en-suite
- Open-plan kitchen/diner modernised with integrated appliances and ample space for family gatherings
- Sliding doors from the living room open onto a landscaped rear garden with a patio ideal for outdoor entertaining
- Lawn edged with shrubs and trees, providing privacy and space for children and pets
- Convenient Driveway and Garage – Tandem parking for multiple vehicles with a garage equipped with power and lighting
- Bright, Light-Filled Rooms including a triple-aspect second bedroom with Velux windows and large bay windows in the living room
- Modern family bathroom recently upgraded with contemporary tiling, bath, and overhead shower
- Mains electricity and drainage, along with oil central heating, ensuring comfort and reliability





M&B

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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Banham, Norwich

Guide Price £325,000 - £350,000. Found in the thriving and sought-after village of Banham, this stunning four-bedroom detached family home offers convenient living. Within easy walking distance are local amenities including a shop, primary school, pub, and the renowned Banham Zoo. The open plan kitchen/diner allows for families to gather after a long day, with the whole house offering space to grow throughout the years. Vendors have found!

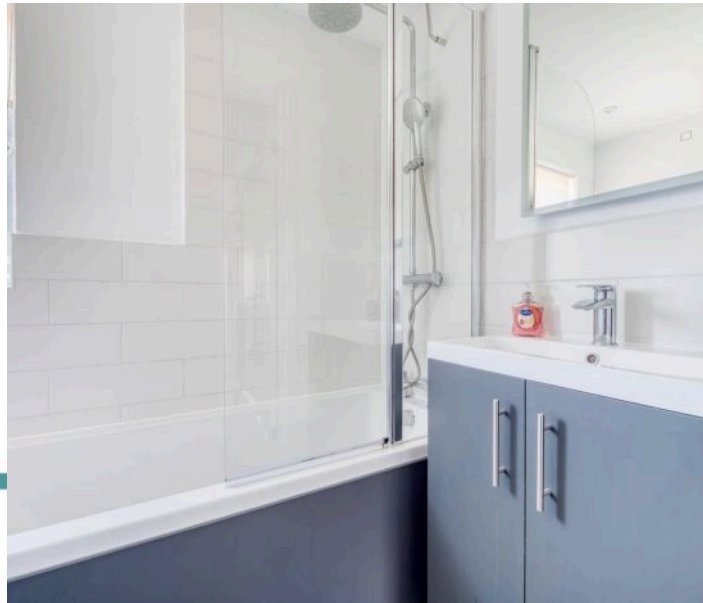
Location

Banham is a charming village situated in the heart of Norfolk, known for its welcoming community and idyllic rural surroundings. Conveniently located within easy reach of Norwich, Diss, and Attleborough, it offers a peaceful retreat while maintaining excellent transport links, including rail services to Norwich and London.

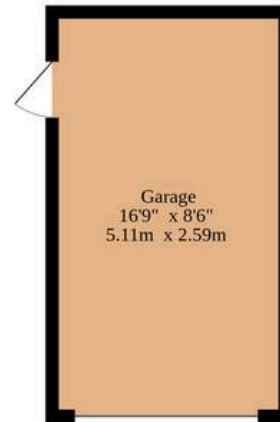
The village is renowned for its local amenities, including shops, pubs, and the famous Banham Zoo, making it an ideal place for families and those seeking a relaxed lifestyle close to nature. Surrounded by picturesque countryside, Banham provides a perfect backdrop for outdoor pursuits such as walking, cycling, and exploring the Norfolk landscape.

Scrumpy Way

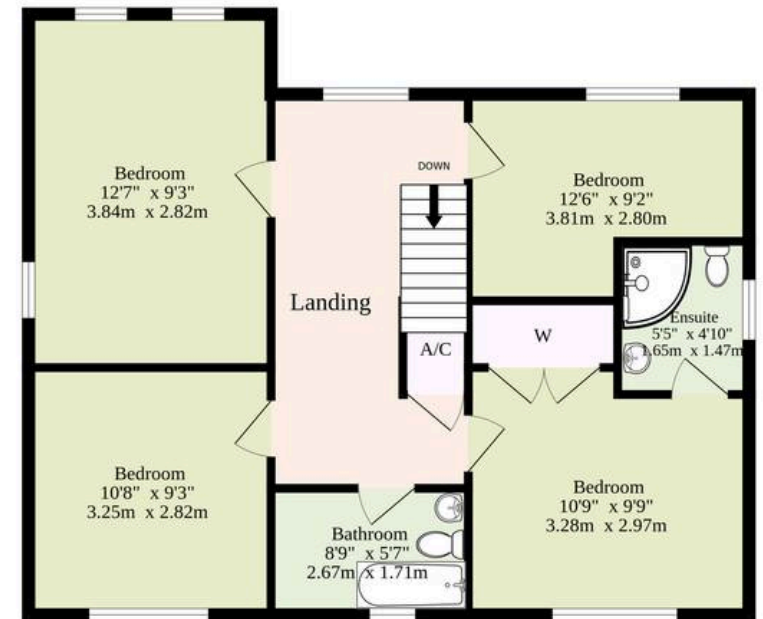
As you approach the property, a gated entrance opens to a driveway on the right, providing tandem parking alongside a single garage equipped with power and lighting. The front garden is welcoming, leading directly to the front door and offering a neat, landscaped appearance. At the rear, a fully enclosed garden features a lawn bordered by well-placed shrubs and trees, enhancing privacy. A paved patio area creates an inviting space for outdoor entertaining or relaxing with family and friends, perfect for enjoying the fresh countryside air.



Ground Floor
788 sq.ft. (73.2 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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Meet *Theo*
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Meet *Anya*
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