



33 Scrumpy Way, Banham

Norwich



Guide Price £350,000 - £375,000
Minors & Brady

33 Scrumpy Way

Banham, Norwich

This exceptional detached residence occupies a prime position within one of Banham's most desirable developments. Designed for refined yet flexible living, the home showcases a seamless blend of light-filled spaces, bespoke finishes, and thoughtful modern upgrades. From the graceful bay-fronted sitting room and high-spec Edwardian-style conservatory to the luxurious master suite and versatile converted garage, every detail has been carefully considered to support both comfort and lifestyle. With beautifully landscaped, low-maintenance gardens and a host of premium enhancements throughout, this is a rare opportunity to secure an immaculate, high-quality home in a picturesque Norfolk village setting.



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33 Scrumpy Way

Banham, Norwich

- Detached residence proudly positioned in a sought-after development, within the Norfolk village of Banham
- Beautiful family home showcasing well-presented and flexible accommodation, ready to adapt to your own preferences and style
- Light-filled sitting room accentuated by a large bay window and a decorative feature fireplace, flowing into the study/dining room, inviting relaxation and entertaining
- Edwardian-style conservatory with high-spec solar protection glass roof and UV/heat-reflective film, perfect for year-round enjoyment
- Recently installed kitchen equipped with contemporary wall and base cabinetry, a free-standing oven, a dishwasher and space for a fridge/freezer
- Converted garage which is now utilised as a functional utility/storage room, with potential to serve as a fourth bedroom or additional reception space
- Three double bedrooms including a luxurious master suite with private en suite, whilst the remaining bedrooms share a family bathroom
- A private, well-maintained garden that is predominantly patio, bordered by well-established beds, with a pergola and decking for placing your seating arrangements
- A low-maintenance front garden, alongside a driveway providing off-road parking



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Location

Scrumpy Way is a quiet residential cul-de-sac located in the heart of Banham, a charming rural village in south Norfolk. Surrounded by open countryside, the street offers a peaceful setting while still being conveniently placed for local amenities. Just a short walk away in the village centre, residents have access to a local convenience store, post office, and a well-regarded traditional pub, all of which cater to daily needs and foster a close-knit village atmosphere. Families benefit from proximity to Banham Community Primary School, an Ofsted-rated school located within easy walking distance, as well as Acorn Park School, a specialist institution for children with autism. Healthcare is accessible via GP surgeries in nearby villages such as Kenninghall and East Harling, with more comprehensive medical and dental services available in the market towns of Attleborough and Diss, both within a 15-minute drive. For transport, Banham is served by local bus routes connecting to larger towns, while rail services from Attleborough and Diss provide links to Norwich, Cambridge, and London. The nearby A11 dual carriageway ensures straightforward road access for commuters and travellers.



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A bright and welcoming entrance hall sets the tone for the home, creating an immediate sense of space and calm. From here, a conveniently placed cloakroom/WC enhances everyday practicality. The sitting room is a standout feature — bathed in natural light from a large bay window, it offers a cosy yet elegant atmosphere, anchored by a striking decorative fireplace. This inviting room flows seamlessly into the adjoining study or dining room, ideal for both quiet moments and social gatherings.

To the rear, an Edwardian-style conservatory serves as a quiet area for relaxation or sun-drenched entertaining space. Equipped with high-spec solar protection glass and a UV/heat-reflective film, it offers year-round comfort and views of the garden — whether you're enjoying morning coffee or hosting an evening with friends.

The recently fitted kitchen is a stylish and functional heart of the home. Featuring sleek contemporary wall and base cabinetry, a free-standing oven, integrated dishwasher, and dedicated space for a fridge/freezer, it's a space designed to meet the demands of everyday cooking and family life.

Adding further flexibility, the former garage has been thoughtfully converted into a useful utility/storage room, easily reimagined as a fourth bedroom, playroom, or an additional reception space — perfectly suiting modern lifestyle demands.



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Outside, the lifestyle continues with a private, low-maintenance rear garden — mainly laid to patio and framed by well-established beds. A pergola and decked area offer the perfect spots for al fresco dining or unwinding in the afternoon sunshine. The front garden is equally well-kept and low-maintenance, complemented by a driveway that provides convenient off-road parking.

Additional modern upgrades further enhance the home's appeal, including oil-fired central heating, updated double-glazed windows, a recently upgraded hot water system, and contemporary finishes in the bathrooms and cloakroom.

This is more than just a house — it's a home designed for living well. Whether you're looking to enjoy the peace and charm of village life, host family and friends in comfort, or simply enjoy a stylish and manageable home in a sought-after location, this residence offers a rewarding opportunity.

Agents note

Freehold



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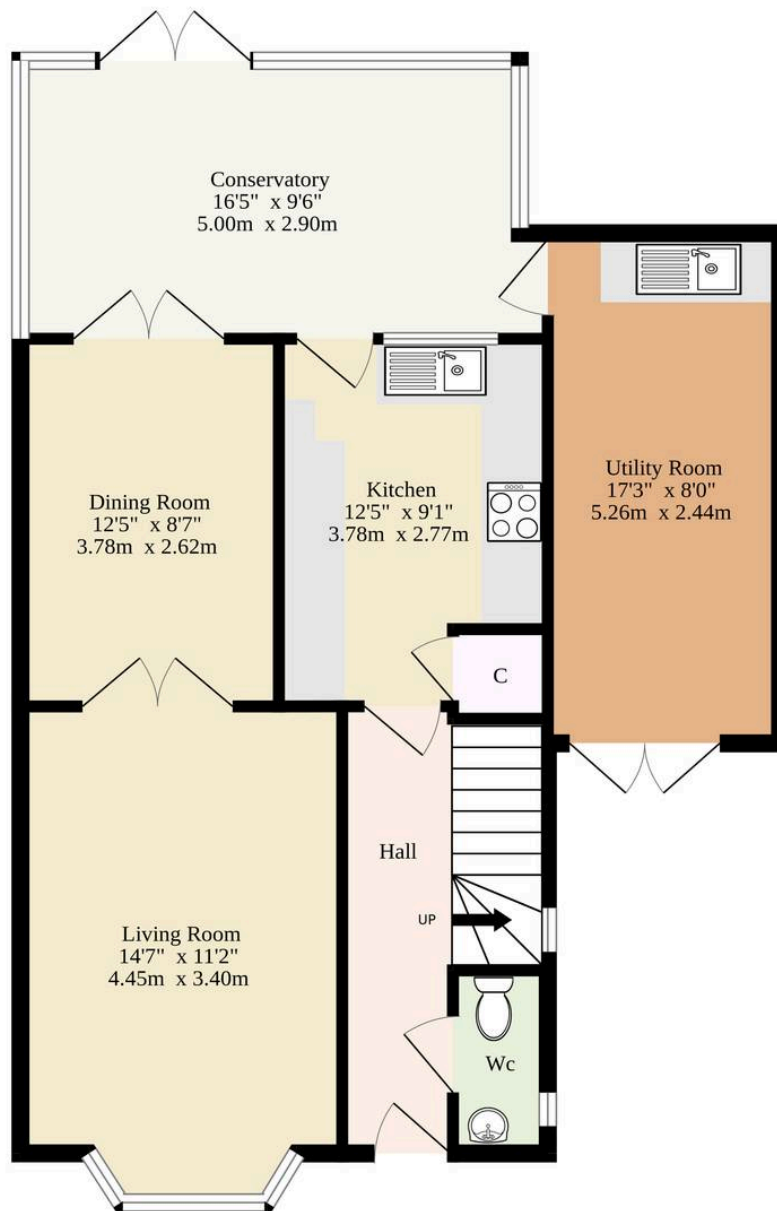
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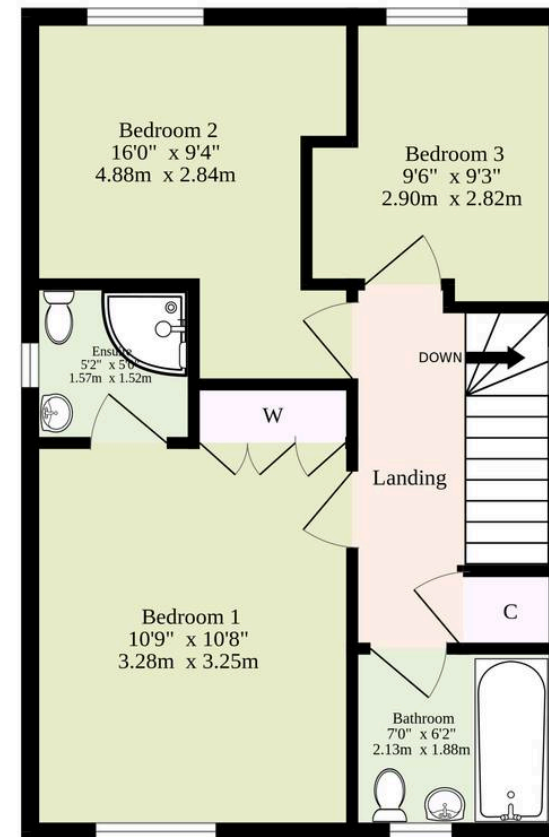


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Ground Floor
756 sq.ft. (70.2 sq.m.) approx.



1st Floor
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1177 sq.ft. (109.3 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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