



19 Fallow Drive, Banham

Norwich



Minors & Brady

19 Fallow Drive

Banham, Norwich

Designed for modern living and finished to a high standard throughout, this beautifully presented terraced home offers a stylish and practical layout ideal for first-time buyers. The entrance hall introduces a bright and welcoming tone with access to a sleek WC fitted with a contemporary suite. The high-specification kitchen and dining area feature matching fitted units, integrated appliances, and a wide front-facing window that brings in natural light, flowing effortlessly into a generous lounge warmed by underfloor heating and framed by French doors that open to the garden. Upstairs, two spacious double bedrooms are complemented by a modern family bathroom complete with a three-piece suite and vanity storage. Outside, the enclosed rear garden combines a paved patio with artificial lawn for easy upkeep, while to the front, a private driveway provides off-road parking for two vehicles, completing this premium home in a peaceful, well-connected setting.

Location

Fallow Drive is located in the charming village of Banham, known for its welcoming community and peaceful rural surroundings. The area is home to the popular Banham Zoological Gardens, a well-loved family attraction, as well as a local shop, primary school, and village pub. Residents enjoy easy access to nearby market towns such as Attleborough and Diss, both offering a wider range of amenities, including supermarkets, leisure facilities, and rail links to Norwich and London. The village also benefits from regular bus services connecting it to neighbouring villages and towns, adding to its convenience. For those who enjoy the outdoors, scenic country walks and cycling routes can be found throughout the surrounding countryside. With its blend of village charm and accessibility, Banham offers an appealing setting for those seeking a relaxed yet well-connected lifestyle.



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Step inside this beautifully presented modern home, where thoughtful design and quality finishes create a welcoming and contemporary living environment.

The entrance hall sets the tone with its bright and open feel, complemented by wood-effect flooring and carpeted stairs leading to the first floor. A convenient ground-floor WC sits just off the hallway, fitted with a modern white suite including a vanity basin and chrome heated towel rail.

The kitchen and dining area offer a sleek, high-specification space, featuring matching fitted wall and base units, contrasting work surfaces, and a stainless-steel sink set beneath a wide front-facing window. Integrated appliances include an oven, ceramic hob, and extractor, while there is also space and plumbing for a washing machine. Recessed ceiling spotlights and modern finishes add to the polished look.

Flowing through, the spacious lounge provides a comfortable and inviting setting with fitted carpet, underfloor heating, and French doors that open directly onto the rear garden, filling the room with natural light.

Upstairs, the first-floor landing leads to two generous double bedrooms, each with fitted carpet, radiators, and double-glazed windows. The principal bedroom overlooks the rear garden, while the second enjoys views to the front.



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The family bathroom is finished to a high standard, featuring a three-piece white suite with a panelled bath and overhead shower, vanity-style wash basin, and low-level WC, complete with tiled splashbacks and vinyl flooring.

Outside, the enclosed rear garden provides an ideal low-maintenance space with a paved patio and artificial lawn, perfect for relaxing or entertaining. Fenced boundaries offer privacy, while a pathway leads to a handy rear access gate and storage area.

To the front, a private driveway offers off-road parking for two vehicles.

Agents notes

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

Heating system- Air Source Heat Pump

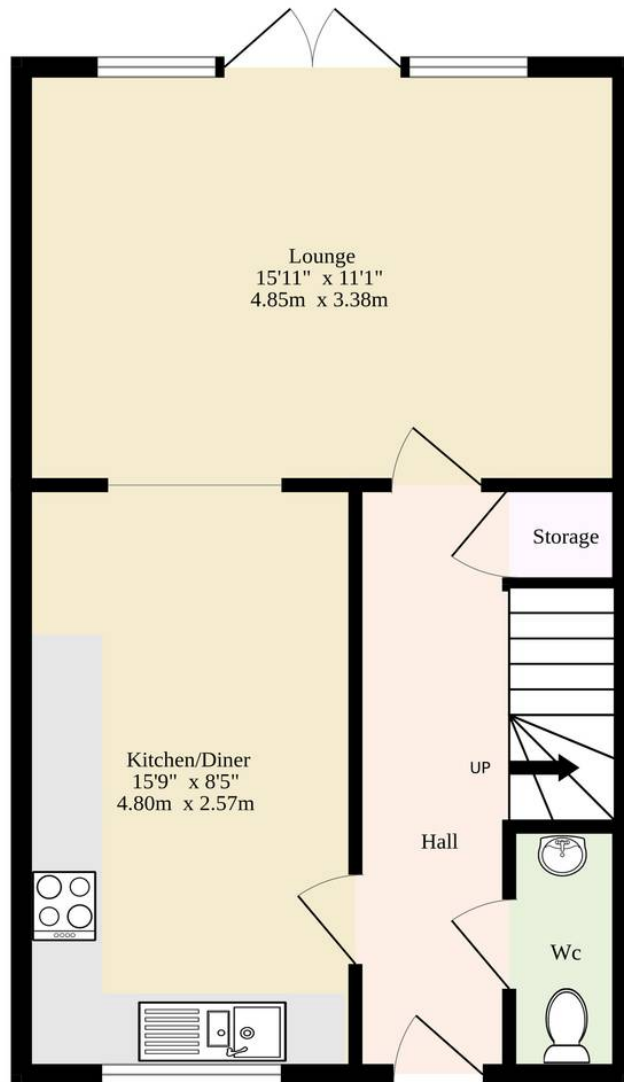
Council Tax Band- D

Ground rent: £220 per year

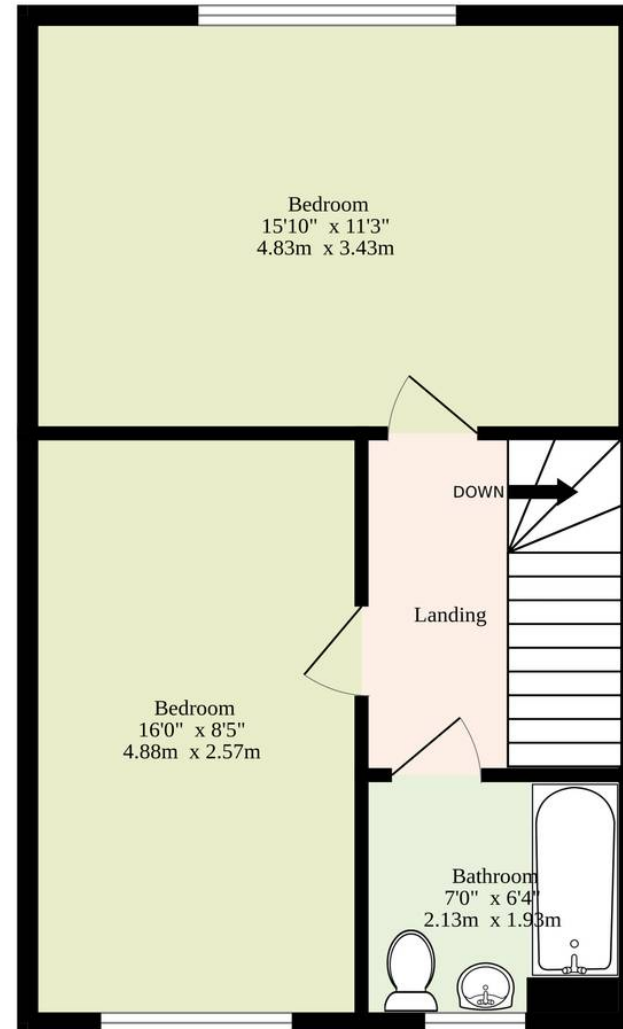


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Ground Floor
380 sq.ft. (35.3 sq.m.) approx.



1st Floor
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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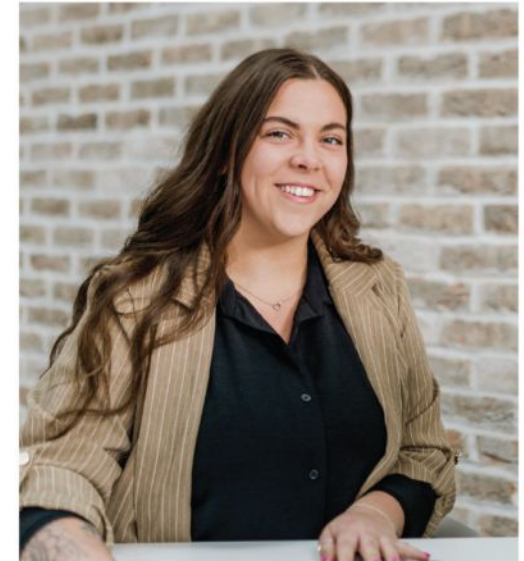
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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