



12 Fallow Drive, Banham

Norwich



Minors & Brady

# 12 Fallow Drive

Banham, Norwich

A smart, energy-efficient village home finished to a high modern standard. Built in 2023, this beautifully presented three-bedroom semi-detached property offers contemporary living with the reassurance of the remaining NHBC warranty. The heart of the home is a generous kitchen and dining space, fitted with high-spec cabinetry and quality appliances, ideal for both everyday life and entertaining. A comfortable lounge opens out to the rear garden, while a useful ground-floor WC adds practicality. Upstairs, three well-proportioned bedrooms are complemented by a stylish family bathroom and an en-suite to the principal bedroom. With a good-sized garden, car port, off-road parking and an EPC rating of B, this home combines modern comfort with village convenience in the popular setting of Banham.

- Modern three-bedroom semi-detached home, built in 2023
- Beautifully presented throughout with a high-spec finish
- Energy-efficient EPC rating B for lower running costs
- Contemporary kitchen and dining room with quality integrated appliances
- Spacious rear lounge with doors opening onto the garden
- Principal bedroom with en-suite shower room
- Stylish family bathroom with modern fittings
- Remainder of NHBC warranty for added peace of mind
- Good-sized, enclosed rear garden ideal for family use or entertaining
- Off-road parking, car port and EV charging point, within walking distance of local amenities





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## The 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.

## Fallow Drive, Banham

Situated within the sought-after Norfolk village of Banham, this beautifully presented three-bedroom semi-detached home offers modern, energy-efficient living in a peaceful yet well-connected setting. Built in 2023, the property remains covered by the remainder of its NHBC warranty, providing reassurance alongside a turnkey finish that will appeal to families, first-time buyers and those seeking a contemporary village home.

The house makes an immediate impression with its clean design and thoughtful layout. At the heart of the home is a spacious kitchen and dining room, finished to a high specification with modern cabinetry, quality work surfaces and integrated appliances.



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The space is both practical and stylish, ideal for day-to-day living as well as entertaining. Flooring and fittings throughout reflect the property's modern build, while underfloor heating to the ground floor adds an extra level of comfort. A ground-floor WC is neatly positioned off the hallway, and the lounge sits to the rear, enjoying natural light and direct access to the garden via double doors.

Upstairs, the accommodation continues to be well balanced. All three bedrooms are well proportioned, with the principal bedroom benefitting from its own en-suite shower room, finished with contemporary sanitaryware and fittings. The family bathroom is equally well appointed, featuring modern tiling and a clean, high-quality finish that complements the rest of the home.

Outside, the property enjoys a good-sized rear garden, providing a private and enclosed space suitable for relaxing, children's play or outdoor dining. The garden is predominantly laid to lawn with a patio area, creating a blank canvas that is easy to maintain yet adaptable to different lifestyles. To the front and side, a shingle driveway leads to a car port, offering sheltered parking and practical storage, along with the added benefit of an EV charging point.

Designed with efficiency in mind, the property holds an EPC rating of B, helping to keep running costs lower while supporting a more sustainable way of living. The modern construction, combined with high-spec kitchen and bathroom fittings, ensures the home feels both comfortable and future-proof.

#### Agents Note

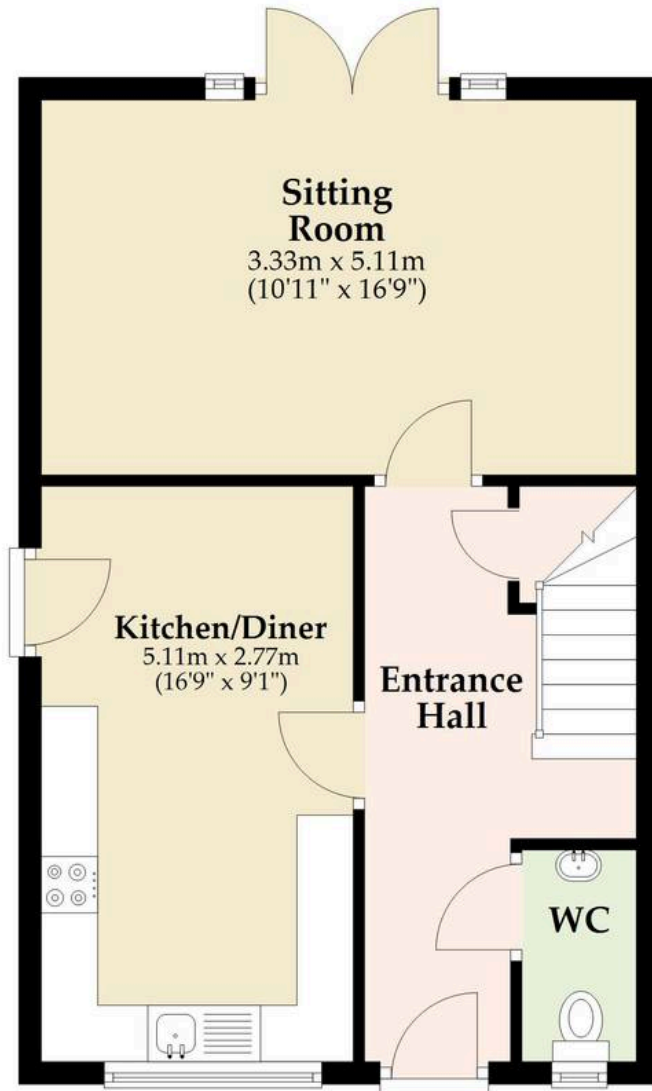
This property will be sold freehold and connected to air-source heat pump, mains water, electricity and drainage.

Service charge: £224 paid annually.



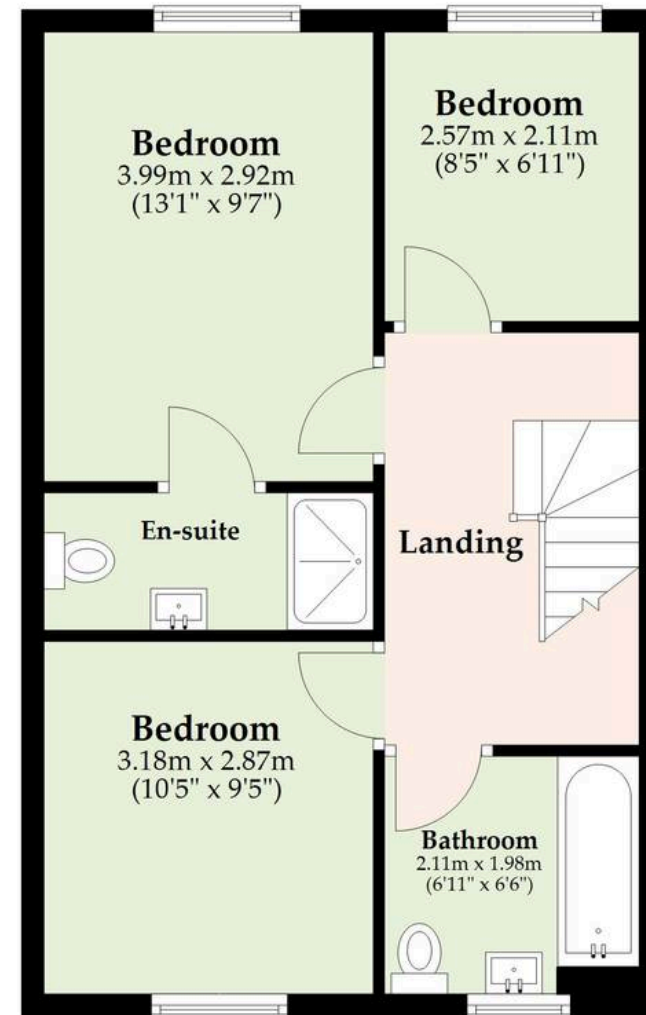
## Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.5 sq. feet)



Total area: approx. 89.3 sq. metres (960.9 sq. feet)

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.

Plan produced using PlanUp.

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