



26 Crown Street, Banham

Norwich

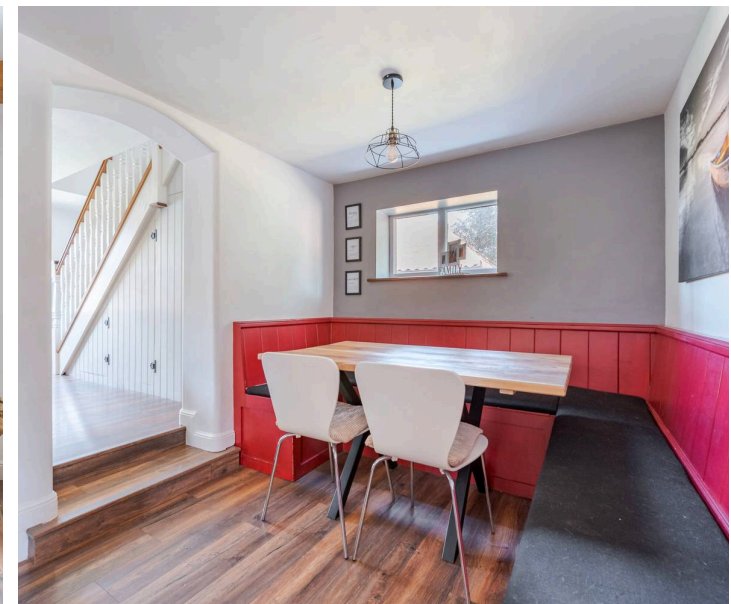


Minors & Brady

## 26 Crown Street

Banham, Norwich

A charming semi-detached cottage offering over 1,300 sqft of well-considered living space, this Banham home brings together character, modern comfort and a generous plot to create an appealing setting for family life. Highlights include a spacious living room with a brick fireplace and wood burner, an open-plan kitchen/dining room with stylish cabinetry and a Rangemaster oven, a practical utility room and ground-floor shower room, four bedrooms, a high-quality family bathroom with a freestanding bathtub, and a large private rear garden with a patio, sweeping lawn and multiple outbuildings. With strong kerb appeal, off-road parking and a detached garage, it offers a welcoming and ready-to-enjoy lifestyle in a well-connected Norfolk village.



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## 26 Crown Street

Banham, Norwich

- Beautiful semi-detached cottage positioned on a generous-size plot within the Norfolk village of Banham
- Turn-key condition, showcasing over 1,300sqft of contemporary accommodation whilst obtaining the cottages original character features
- Strong kerb appeal with a low-maintenance front garden, a symmetrical façade, a driveway providing off-road parking and a detached garage
- Spacious living room accentuated by a brick-built fireplace with an inset wood burner, along with two Sash windows that flood the space in natural light
- Open-plan kitchen/dining room equipped with stylish cabinetry, a Rangemaster oven, an integrated fridge/freezer and a dishwasher
- Rear lobby, a functional utility room for laundry appliances and a ground-floor shower room comprising of a modern three-piece suite
- Four bedrooms offering comfort and privacy, complemented by a family bathroom comprising of a quality three-piece suite and a Velux window
- Large, private rear garden featuring a patio for outdoor seating, a sweeping lawn and multiple outbuildings
- Easy access to essential amenities within the area, including shops, schools and transport links



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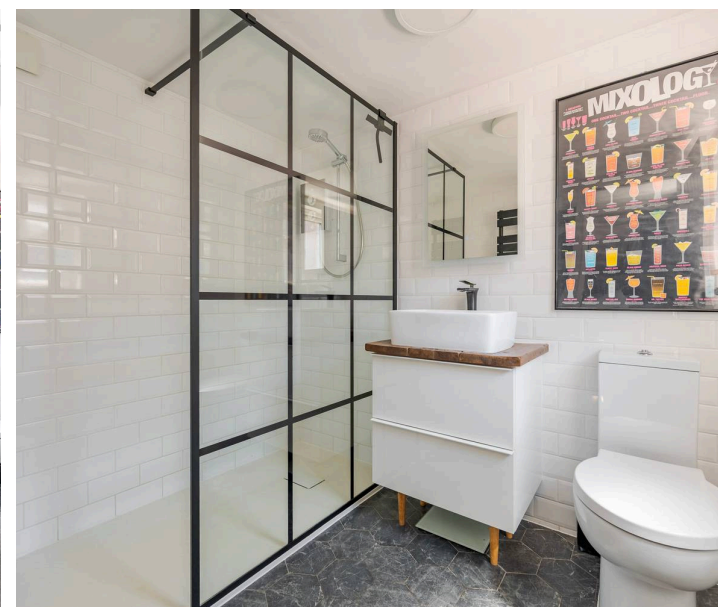
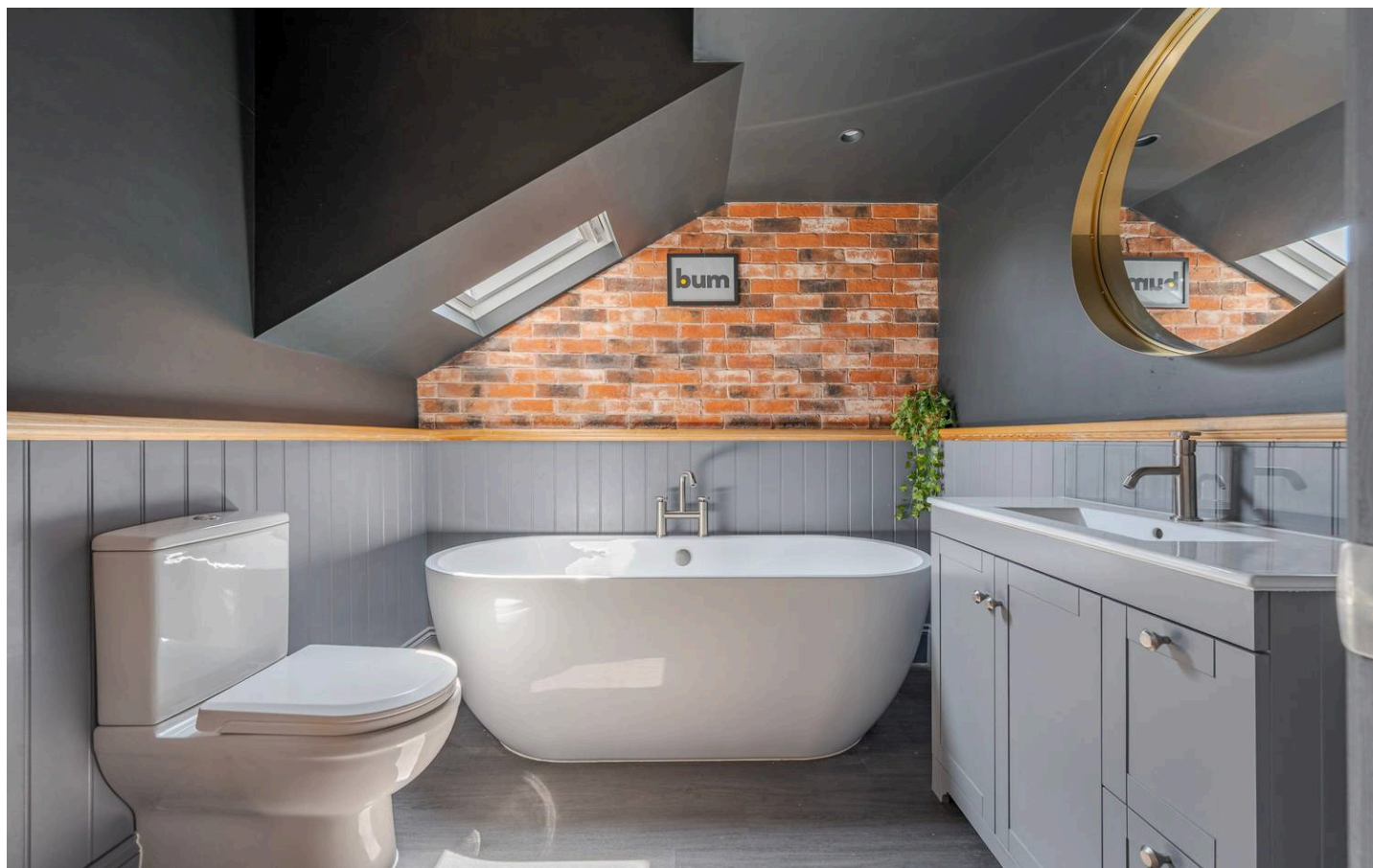
### Banham

Crown Street sits within the heart of Banham, a rural Norfolk village known for its open countryside, traditional homes and a friendly, lived-in community feel. The setting is residential and quiet, with footpaths leading out towards farmland and green spaces, giving day-to-day life a relaxed pace while still keeping essential amenities close by.

Banham offers a well-used village store, a post office and two pubs, along with local services and independent businesses clustered around The Green. Families benefit from Banham Primary School on Crown Street itself, and older students typically travel to nearby secondary options in Old Buckenham, Attleborough or Diss. Larger supermarkets are within straightforward reach, including Morrisons in Wymondham and both Tesco and Morrisons in Diss, while Morrisons Daily provides a smaller local option within the village.

Surrounding villages such as Kenninghall, Old Buckenham and New Buckenham add further pubs, shops and community facilities, and the market towns of Attleborough and Diss offer broader retail, leisure and rail connections.

Road links run towards the A11 for Norwich, Cambridge and wider routes, making Banham well placed for those who want village living with practical access to nearby towns. The overall lifestyle here suits anyone looking for a grounded rural setting with everyday convenience and a strong sense of local community.



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The approach is welcoming, with strong kerb appeal created by a symmetrical façade, a neat low-maintenance front garden and a driveway providing off-road parking alongside a large detached garage.

Once inside, the layout flows comfortably. The spacious living room is an inviting everyday space, centred around a brick fireplace with an inset wood burner, and brightened by two sash windows that draw in natural light. It is a room well suited to relaxed evenings, family gatherings or quieter moments.

The open-plan kitchen/dining room forms the heart of the home, offering a sociable setting for mealtimes and weekend cooking. Stylish cabinetry, a Rangemaster oven, integrated fridge/freezer and dishwasher provide both practicality and a contemporary finish.

A rear lobby leads to a functional utility room designed for laundry appliances, keeping household tasks neatly contained, along with a modern ground-floor shower room for convenience.



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Banham, Norwich

Upstairs, four bedrooms provide flexibility for a growing family, home working or visiting guests. The family bathroom is finished to a high standard, featuring a quality three-piece suite with a freestanding bathtub, a brick feature wall and a Velux window that enhances the sense of space.

The rear garden is a standout feature for those who enjoy outdoor living. Large and private, it offers a patio for dining and seating, a sweeping lawn ideal for children to play, and multiple outbuildings that provide useful storage or potential hobby space.

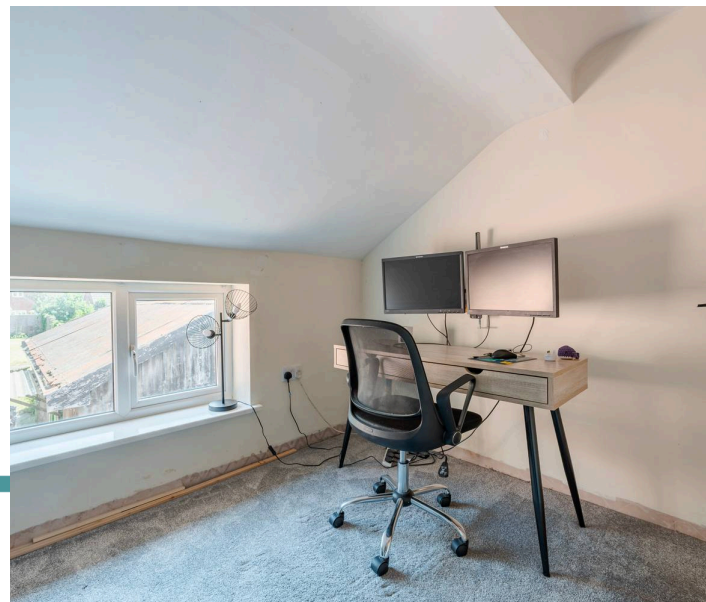
This is a well-balanced home that combines character, modern convenience and a generous plot, creating an appealing setting for family life within a sought-after Norfolk village.

### Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



### Ground Floor

Approx. 75.2 sq. metres (809.8 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 129.7 sq. metres (1396.4 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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