



3 Willow Lane, Banham

Minors & Brady



Tucked away within an exclusive private close in the well-served village of Banham, this beautifully presented detached chalet bungalow offers modern, energy-efficient living in a peaceful and highly desirable setting. Built just four years ago and benefiting from the remainder of its NHBC warranty, the property has been impeccably maintained and provides bright, spacious accommodation designed to suit a variety of lifestyles. The versatile layout includes up to four bedrooms, including a ground floor principal suite with en-suite facilities, making it an excellent choice for those looking to future-proof their next move. Outside, the property enjoys a fully enclosed rear garden and private driveway parking, while an air source heat pump helps keep running costs low. With local amenities within walking distance and the vendor having already found their onward purchase, this impressive home is ready for its next chapter.

- Detached chalet bungalow built approximately four years ago with the remainder of its NHBC warranty
- Situated within an exclusive and private close in the highly regarded village of Banham
- Immaculately presented throughout with a bright, airy interior and high ceilings enhancing the sense of space
- Agent's Note

This property is being sold freehold and is connected to mains water, electricity, and drainage, with heating provided by an air source heat pump.

Please note that the entrance to the close is via a private road, and the property contributes one-third towards any maintenance and upkeep costs.

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3 Willow Lane

Banham, Norwich

The Location

Set in the beautiful South Norfolk countryside, Banham is a charming and sought-after village that perfectly balances a rural setting with a strong sense of community and modern convenience. Surrounded by rolling fields, quiet lanes and picturesque walking trails, it offers a truly idyllic setting for those seeking a slower pace of life without compromising on access to key amenities or transport links.

Banham is perhaps best known for the award-winning Banham Zoo, a popular local attraction and a delightful day out for families, nature lovers, and wildlife enthusiasts alike. But beyond the zoo, the village boasts a rich local character, with a welcoming and active community that supports a variety of clubs, events, and gatherings throughout the year, from summer fêtes and farmers' markets to quiz nights and festive celebrations.

The village itself is well-served, featuring a range of everyday essentials including a convenience store/post office, a traditional pub, hair salon, café and a well-regarded primary school, all within easy walking distance. For families, the area offers excellent educational options, with several schools and sixth form colleges nearby.

Transport links are another major advantage. Banham sits just a short drive from Attleborough, Diss, and Norwich, with regular train services from both Diss and Attleborough offering direct routes to Norwich, Cambridge, and London Liverpool Street. Whether commuting to the city, heading to the coast, or travelling further afield, Banham is ideally placed for easy access.



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3 Willow Lane

Banham, Norwich

Willow Lane, Banham

Occupying an enviable position within a small and private close in the sought-after village of Banham, this beautifully presented detached chalet bungalow offers modern, energy-efficient living with versatile accommodation perfectly suited to a wide range of buyers. Built just four years ago, the property benefits from the remainder of its NHBC warranty, providing additional peace of mind for prospective purchasers. Immaculately maintained throughout, the home presents an excellent opportunity for those seeking future-proofed living, with generous accommodation arranged across both floors and a bright, spacious feel enhanced by high ceilings and an abundance of natural light.

Upon entering, you are welcomed by a spacious hallway that immediately sets the tone for the quality and presentation found throughout the home. At the heart of the property lies a stunning open-plan kitchen, dining and living space, designed for modern lifestyles and effortless entertaining. The kitchen is fitted with an extensive range of units, integrated appliances and a central island, offering excellent storage and preparation space.

The dining and living areas flow seamlessly together, creating a sociable environment ideal for both everyday family life and hosting guests, whilst French doors draw natural light into the room and provide direct access to the garden.



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3 Willow Lane

Banham, Norwich

The ground floor accommodation is particularly appealing for those looking to future-proof their next move, featuring a generous principal bedroom complete with a stylish en-suite shower room. Also on this level is a versatile additional room currently utilised as a study/bedroom, offering flexibility as a fourth bedroom, home office, snug or hobby room depending on individual requirements. A convenient cloakroom and several useful storage cupboards complete the ground floor.

The first floor continues to impress with two spacious double bedrooms, both benefitting from their own walk-in wardrobes, a feature rarely found in homes of this type. These rooms are served by a contemporary family bathroom fitted with a modern three-piece suite, creating comfortable and practical accommodation for family members and visiting guests alike.

Externally, the property enjoys a fully enclosed rear garden, providing a private and secure setting for outdoor enjoyment. Whether relaxing in the sunshine, entertaining friends and family with al fresco dining, or tending to planted borders, the garden offers a wonderful extension of the living space. To the side of the property, a driveway provides convenient off-road parking.

The home is further enhanced by an air source heat pump system, delivering highly efficient and cost-effective heating, perfectly complementing the property's modern construction and energy-conscious design.



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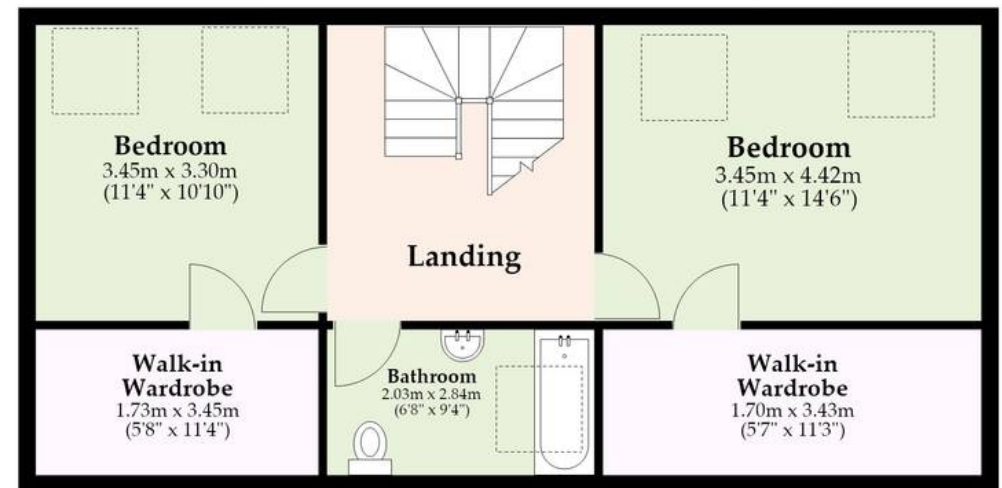
Ground Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.6 sq. feet)



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Total area: approx. 133.2 sq. metres (1433.6 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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