



Fallow Drive, Banham Norwich NR16 2FJ

welcome to

Fallow Drive, Banham Norwich

Beautifully presented three bedroom detached chalet with stylish interiors, underfloor heating, and flexible living including a ground floor bedroom with en-suite. Situated in a peaceful village with a garden, garage with EV charging, and energy-efficient air source heat pump.

Long Description

This immaculately finished three-bedroom detached chalet offers stylish, versatile living space, perfectly suited for modern family life. Nestled in a peaceful village location, the property has been thoughtfully designed and meticulously maintained throughout. Upon entering, you are welcomed by a bright entrance hall which leads through to a spacious dual-aspect lounge, flooded with natural light and benefiting from luxurious under floor heating, creating a warm and inviting atmosphere.

The heart of the home is the impressive kitchen/diner, featuring sleek, contemporary finishes, ample storage, and a stylish breakfast island complete with an induction hob. There is plenty of space for a dining area, while patio doors open directly onto the rear garden-ideal for indoor-outdoor entertaining. Under floor heating continues throughout this space, enhancing both comfort and practicality. A separate utility room provides additional convenience with a sink and space for white goods.

The ground floor also offers a well-appointed third bedroom with under floor heating and access to a modern en-suite featuring a walk-in shower, alongside a contemporary W/C.

Upstairs, you will find two further bedrooms, including the impressive primary bedroom which benefits from bespoke built-in wardrobes and a stylish en-suite with a walk-in shower. A beautifully designed family bathroom serves this floor, complete with both a bath and a separate walk-in shower.

Externally, the property boasts a lovely, well-maintained rear garden with a generous patio area-perfect for relaxing or entertaining. Additional benefits include a driveway for off road parking for two vehicles a garage with an electric door, and an EV charging point.

Energy efficiency is a key feature, with an air source heat pump installed, and the property further benefits from the remainder of its NHBC warranty, offering peace of mind.

Finished to an exceptionally high standard throughout, this delightful home combines modern comfort with village charm.

Entrance Hall

Front door, storage cupboard with water softener, LED lights, luxury vinyl tiles.

Cloakroom

W/C, wash basin, heated towel rail, luxury vinyl tiles.

Lounge

Window to front and rear aspect with shutters, under floor heating, carpet flooring.

Kitchen / Diner

Window to side aspect, integrated BOSCH appliances, built in sink, under floor heating, induction hob with built in extractor, breakfast island, patio door to rear aspect with electric blinds, LED lights, luxury vinyl tiles

Utility Room

Wall and base units, door to side aspect, built in sink, space for white goods, LED lights, luxury vinyl tiles.

Landing

Window to front aspect, pitched roof window, storage cupboard, radiator, carpet flooring.

Bedroom 1

Window to rear aspect with shutters, pitched roof window, bespoke built in wardrobes, radiator, access to ensuite, carpet flooring.

Ensuite

Window to rear aspect, pitched roof window, w/c, wash basin, double walk in shower with rainfall shower head and hose, heated towel rail, LED lights, luxury vinyl tiles.

Bedroom 2

Window to rear aspect with shutters, radiator, carpet flooring.

Bedroom 3

Ground floor, window to front aspect with shutters, under floor heating, access to ensuite, carpet flooring.

Ensuite

Window to side aspect, double walk in shower with rainfall shower head and hose, w/c, wash basin, LED lights, luxury vinyl tiles.

Bathroom

Window to side aspect, double walk in shower with rainfall shower head and hose, bath, LED lights, w/c, wash basin, luxury vinyl tiles.

Rear Garden

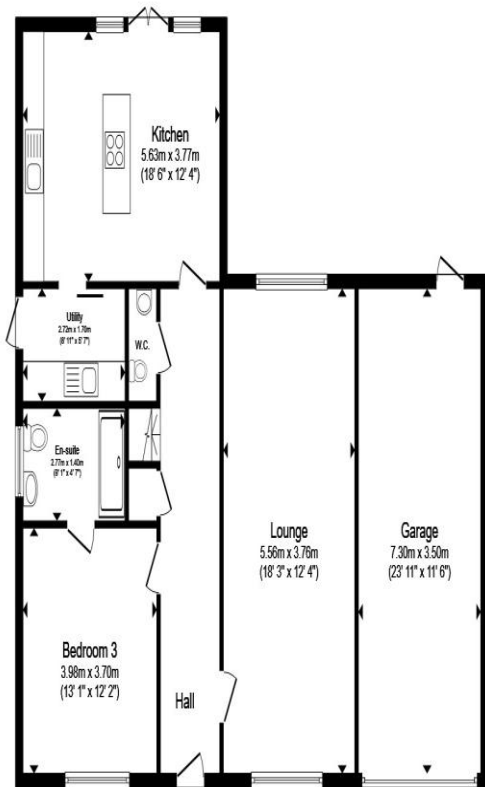
Low maintenance, artificial turf, large patio, air source heat pump, side gate access.

Parking

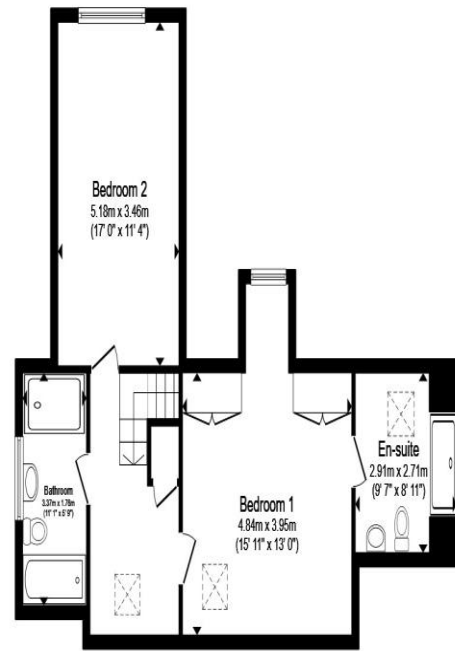
Driveway for off road parking suitable for two vehicles.

Garage

Electric door, EV charging point.



Ground Floor



First Floor

Total floor area 181.8 m² (1,957 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Banham Norwich

- Detached three bedroom chalet
- Finished to a high standard throughout
- Stylish kitchen/diner with breakfast island and separate utility room
- Well-maintained rear garden with patio
- Driveway for off road parking and garage with EV charging point

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£485,000



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Property Ref:
DSS111694 - 0004

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