



Banningham Road, Tuttington, NR11

Four Bedroom Chalet Bungalow

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abbotFox Bespoke presents this immaculately presented four bedroom family home in the popular village of Tuttington near Aylsham. The location, setting, style and general feel of this property is the epitome of modern country living. Boasting spacious accommodation throughout, four good sized bedrooms, two ensuites and situated on a good size plot, this property one not to be missed

This immaculate, extended family home has been stylishly renovated throughout to an high standard and as you walk through the property it feels light and airy, yet homely. The large open plan family room at the rear of the property is most certainly the heart of this home, benefiting from engineered oak flooring, underfloor heating and bi-fold doors opening out onto the stunning rear garden. The modern fitted kitchen and island which features an induction hob both offer plenty of storage and this is just one of the recent adaptations to this executive home which make it ready to move straight into. As well as the open plan kitchen/family room, downstairs accommodation comprises of three large bedrooms, one of which benefits from an newly fitted ensuite and walk-wardrobe and there is also a modern fitted family bathroom. The design and layout includes beneficial extras like a utility room and separate boiler room which also has a WC.

In the main hall way there is a fixed staircase leading to a fourth and possible fifth bedroom on the first floor. The fourth bedroom benefits from having its own ensuite making it the perfect principle or guest suite. There is also a large landing space which could also be used as a fifth bedroom or office/study.

The property is slightly set back from the Banningham Road and is accessed via a shingled gated driveway which leads to a parking area for several vehicles and a detached single garage. There is access via the side of the property to the rear enclosed garden which is a good size and mainly laid to lawn, but also benefits from a patio area.

KEY FEATURES

- Detached family home
- Four/Five Bedrooms
- Immaculate Condition Throughout
- Modern Fitted Kitchen
- Good Sized Rear Garden
- Large Extended open Plan Living Space with Bi-fold Doors
- Modern Fitted Bathrooms & Ensuites
- Garage & Off-Road Parking
- Popular Village Location
- Guide Price £575,000

SITUATION

Tuttington is a remote village located just 3 miles east of the nearby town of Aylsham. The historic market town of Aylsham sits just 10 miles north of the historic City of Norwich. Aylsham offers a variety of amenities including supermarkets, convenience stores, banks, cafes, public houses with restaurants and medical services. St Michaels C of E Primary School offers schooling for younger children, with the Aylsham High School providing secondary education. Aylsham also benefits from regular buses to Norwich City Centre. From Norwich, rail connections include destinations such as London and Cambridge, with the Norwich International Airport operating flights to a variety of domestic and international destinations.

SERVICES

Mains water, mains drainage, mains heating and mains electric

LOCAL AUTHORITY

Broadland District Council

COUNCIL TAX BAND

Tax Band D

TENURE

Freehold



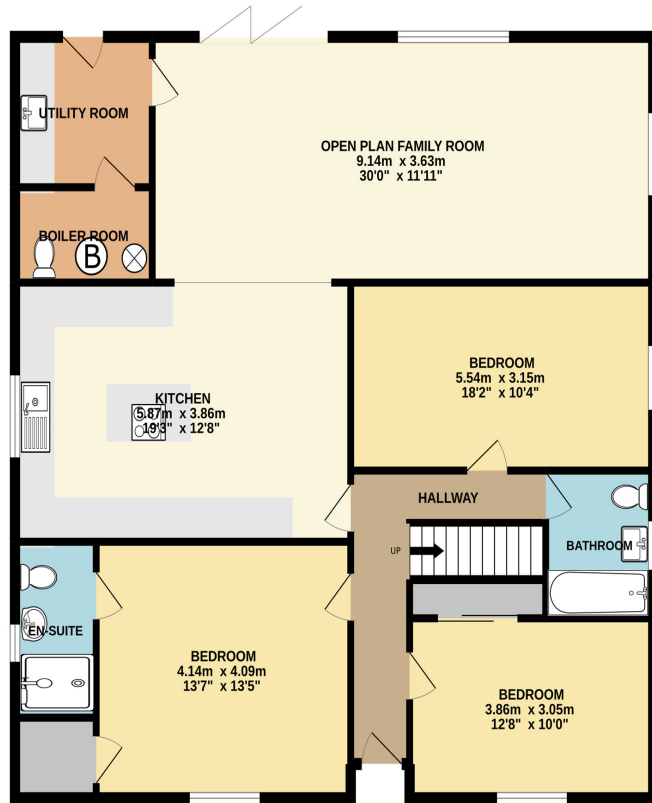




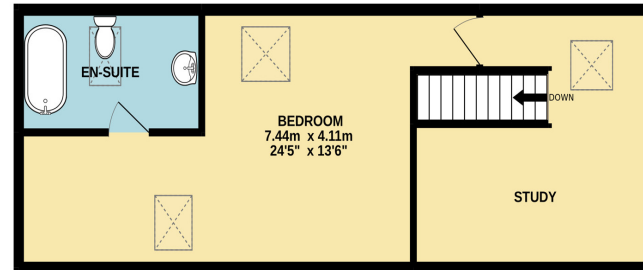
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GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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