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## **Mulberry House**

Banham, NR16

“These new, eco-friendly homes at Bucks Mill have been built to an exceptional level of quality with great attention to detail. They’re traditional yet contemporary and come with A-rated eco credentials, which are increasingly sought-after.”

**Samuel Le Good | Partner**





## Introduction

This four-bedroom home constructed by WSB Developments is the final plot in a small development of just three other houses, and it's ideal for buyers concerned about energy costs or their impact on the planet. The home is sustainable, durable and surprisingly low maintenance, with all the latest technology already installed.

## Inside

Light and airy living spaces dominate both floors, which extend to around 3,000 sq ft. The main living spaces are accessed off a reception hall on the ground floor and include a huge open-plan living space fitted with a stylish kitchen with bi-fold doors to the garden, plus a smaller, more intimate sitting room accessed through a set of timber-framed French doors.

There is also a study, cloakroom and utility room on the ground floor, as well as an en suite double bedroom.

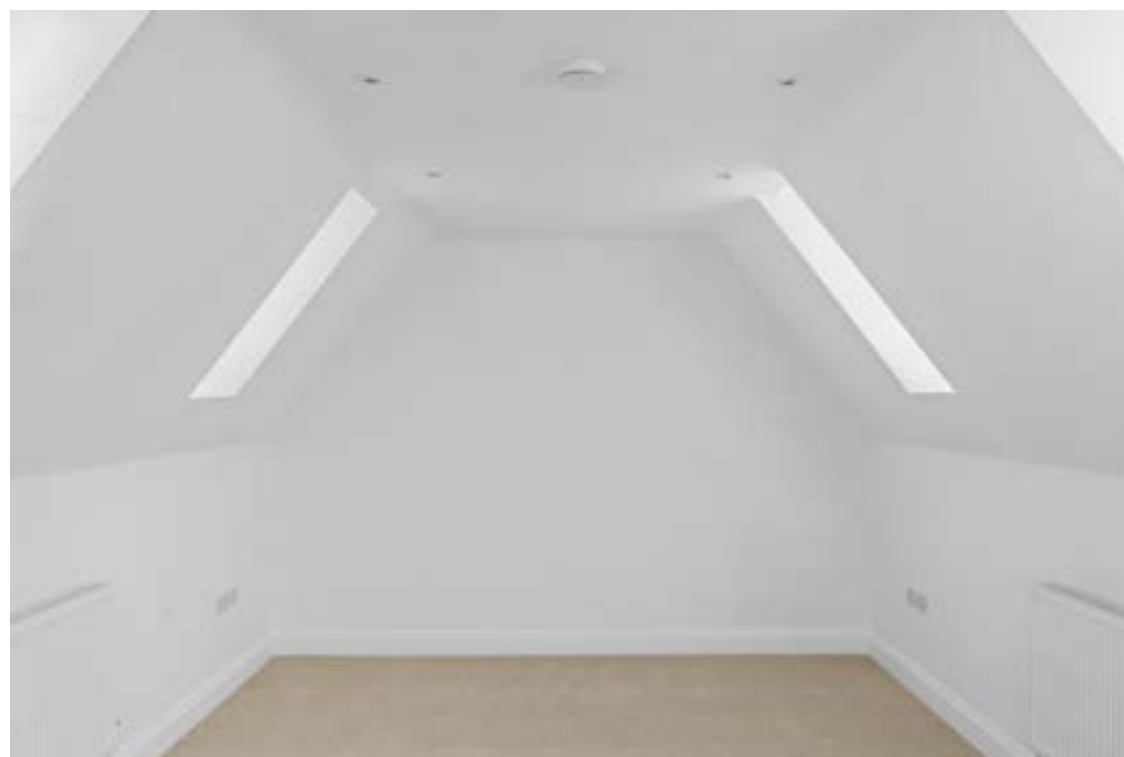
Upstairs, the first floor leads on to three large bedrooms and a family bathroom and there is a good-sized office over the adjoining garage, which could provide further living spaces if required.

## Outside

Mulberry House is one of just four modern architect-designed new-builds at Bucks Mill, which is located on the outskirts of Banham and enjoys field views to the front and rear.

There is plenty of parking out the front as well as a double garage and a small front garden. To the rear, a good-sized garden is fully enclosed and backs on to open fields. It also has a good-sized sun terrace which is ideally placed for easy al fresco dining.





## Reception Rooms

The main living space is an impressive open-plan kitchen, dining and family room, which is well-fitted and sociable with a large island in the centre. There is enough space for a large dining table and chairs and the space is light and airy thanks to a set of bi-fold doors, which provide a seamless transition onto the patio terrace in the garden.

A more private and intimate sitting room is located off to the side and accessed through a set of French doors. These can be kept open, to create one large, free-flowing room, or closed to create a much cosier space.

## Bedrooms and bathrooms

There is a large double-bedroom on the ground floor, which has access to a large en suite with a WC, sink and stylish oversized walk-in shower.

Upstairs, three further bedrooms are located off a central landing. The primary bedroom overlooks the garden and fields beyond and includes an en suite shower room with another walk-in shower.

The remaining two bedrooms are served by a family bathroom which includes a panelled bath and separate shower. Each of the bath and shower suites are of a premium quality and include heated towel rails, shaver points and vanity units, with neutral tiling and a sleek finish.

There is also a useful downstairs cloakroom.

## Features

The statement kitchen provides a really sociable living space, with impressive bi-fold doors offering easy access into the garden with field views beyond.

All the rooms have been finished to an exceptional standard and are neutrally yet stylishly decorated, offering something of a blank canvas for new owners.

Its eco credentials, which include air source heating and the use of sustainable materials, are likely to lead to much lower running costs, and it also comes with a solar power bank, which offers further money-saving potential.

The double garage is incorporated into the main house and includes a large office over the top with its own external staircase. This could be used as additional guest accommodation or as the premises for a business.

## Practicalities

The kitchen is fitted with a beautiful yet practical range of Shaker-style cabinets and quartz worktops, a large island in the centre and a full range of integrated Bosch appliances including twin electric eye-level ovens, hob, fridge/freezer and dishwasher. There is an instant hot water tap and water softener.

There is a good-sized utility room and study on the ground floor, along with a useful cloakroom, and a large office above the garage provides further flexibility.

Cat 6 data points, TV points and the preparation for an electric car charging point are all also included, as well as a state-of-the-art solar power bank.

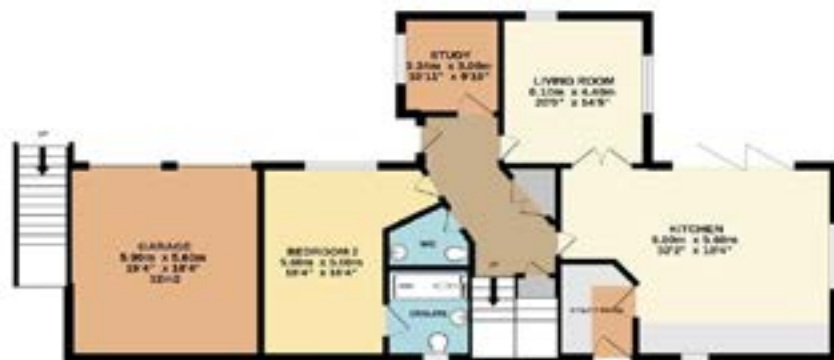
Plenty of off-road parking is provided, including in the double garage which has electric doors.

As a new-build, the property also comes with a 10-year warranty.

## Services

There is underfloor heating to the ground floor and heating and hot water is provided by an air source heat pump. Mains drainage.

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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## Location

Bucks Mill is in a quiet area on the edge of Banham, a semi-rural village in south Norfolk. The development is surrounded by field views and there is a post office, church, community centre and two pubs nearby. Further facilities can be found in Old Buckenham, which is two miles away, and Attleborough, which is around five miles away, provides easy access to the A11.

## Families

Mulberry House is ideal for families, particularly those looking to accommodate guests or older relatives. The en suite bedroom on the ground floor is easily accessible and thoughtfully designed, and the first-floor space above the garage could offer huge potential as secondary accommodation.

The area is well-known for its zoo, located nearby, and is well-served by good road links, connecting the village both the A11 and A140 by a network of cross-country roads. Thetford Forest and the larger towns of Wymondham and Diss are all easily accessible.

A primary school can be found in Banham itself, and others are also located in the surrounding villages. The nearest high schools are located in Old Buckenham and Attleborough and Wymondham College, the UK's largest co-educational state boarding and day school, is around eight miles away.

## Local authority

Breckland.



### **Our agent's view**

*"This really is one of the most outstanding new-builds I have seen in recent years.*

*It's one of just four in the development and constructed by WSB Developments, a firm well-known for its premium quality and design.*

*Its eco-credentials will no doubt make it a popular choice among families keen to keep an eye on their energy bills, and the finish is exceptional too. Nothing has been spared and nothing compromised, so expect sleek finishes and modern design with the flavour of a more traditional build."*

**Samuel Le Good** | Partner





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## Agent's Details



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