



Crown Courtyard | Kenninghall | NR16 2AW  
Offers Over £375,000

twgaze



# Crown Courtyard | Kenninghall | NR16 2AW

4 bedroom mews style house tucked away in the well served south Norfolk Village of Kenninghall. Garage and carport and large south facing garden. No onward chain

- 4 generous bedrooms with en suite off bedroom one
- Car port, garage and allocated space
- large open plan living and dining room.
- No onward chain
- Large south facing garden

## Full Description

### Location

Crown Courtyard is located within the popular village of Kenninghall, a charming and picturesque village offering a tranquil and idyllic lifestyle for those seeking a peaceful retreat. Boasting a rich history dating back to medieval times, Kenninghall captivates residents and visitors alike with its characterful architecture and historic landmarks. The village centre features a delightful array of traditional cottages, adorned with thatched roofs and timber frames, creating a quaint and charming atmosphere. Kenninghall is surrounded by stunning landscapes and natural beauty. The village is encompassed by rolling green fields, enchanting woodland areas, and meandering streams, offering endless opportunities for leisurely walks, picnics, and exploration. Benefitting from excellent transport links to the A11, and with the market towns of Diss and Attleborough respectively both just a short drive away. For families, Kenninghall is an ideal location due to its close-knit community and excellent educational facilities which includes a primary school.

### The Property







This four-bedroom mews-style residence was constructed approximately 15 years ago. Crafted with traditional brick and block cavity wall construction, its facade boasts tasteful colour wash rendered elevations. Notably, the property underwent a significant upgrade six years ago with the installation of UPVC double glazed windows. Internally, meticulous care and attention to detail are evident, presenting a residence impeccably maintained and adorned with tasteful yet neutral decor. The generously proportioned rooms are bathed in natural light, particularly the principal spaces, which enjoy a desirable southerly orientation and picturesque views of the rear gardens and beyond. Upon entering you will find a welcoming and spacious hallway which feeds off to the sitting room and kitchen and the useful downstairs WC. The kitchen is well appointed and offers a good amount of cupboard space, marble effect worktops and tiled splash backs. Space for white goods. The sitting rooms offers a focal point of a feature fireplace with inset electric fireplace and opens into the equally bright and spacious dining room. There is the welcomed addition of a UPVC glazed large conservatory on a brick plinth which gives access via French doors to the patio and garden beyond. Useful fitted blinds help to both insulate and keep it cool in the summer months. On the first floor, a gallery style landing leads off to four generous bedrooms one of which is ensuite. A family bathroom furnished with a modern suite completes the accommodation upstairs.

#### Outside

Externally, access to the property is facilitated by a shared driveway, exclusive to a select few neighbouring properties within the mews. A brick-weave driveway leads to the entrance, accompanied by a carport measuring 20' 0" x 8' 11" (6.10m x 2.72m). Next to the property lies a standalone garage featuring an up-and-over door, equipped with power and lighting, with eaves storage and a rear window. There's an allocated parking space behind the garage, along with visitor parking options. The spacious rear gardens, mostly covered in lush lawn, offer a peaceful escape enclosed by panel fencing. A paved patio area adjacent to the house creates a perfect spot for alfresco dining.

Noteworthy is the additional shared communal garden, distinguished by its mature trees, extending beyond the property confines. Maintenance of these communal areas and the shared driveway incurs an annual charge of £100.00.

Services Mains water, drainage and electricity are connected to the property. Oil-fired central heating providing heat to radiators and hot water.

Directions From Diss travel towards Thetford on the A1066 and take the right hand fork at South Lopham signed North Lopham and Kenninghall. Proceed through the village of North Lopham and into Kenninghall. Turn right at the T-junction and continue into the village where the turning into Crown Courtyard will be found on the right hand side before the village stores.

Viewing Strictly by appointment with TW Gaze.

Freehold

Ref: 19451/KH



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

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