



East Church Street | Norwich | NR16 2EP
Offers Over £350,000

twgaze

East Church Street | Norwich | NR16 2EP Offers Over £350,000

Non-estate position within the ever popular village of Kenninghall. 3 bedrooms. Lovely, bright living room, with outlook over the patio and landscaped rear garden. Driveway space for 3 vehicles. Spacious kitchen/diner opening up to an extended family room. Viewing a must.

- Located within the ever-popular village of Kenninghall in a conservation area
- Extended to rear, allowing for a family area off the kitchen
- First floor with sky lights
- Spacious kitchen/diner
- Non-estate position
- Well kept, landscaped rear garden
- Parking for 3 vehicles on the driveway
- Ground floor WC/Utility

Location

Kenninghall is a picturesque Breckland village which has a great sense of local community. The village boasts heritage, with several properties dating back to medieval times. 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, offering endless places for leisurely walks, picnics, and exploration. The village is just a few miles away from the A11, with speedy access to Norwich and Cambridge. Other market towns such as Diss and Attleborough are also close by and offer a good range of schooling, shopping and transport facilities.





The Property

With extended ground floor accommodation, the property provides impressive space, coupled with a homely feel throughout. The dual aspect living room is bright and has an excellent view out to the garden, with the overall view enhancing the non-estate feel. The kitchen is a good size and has plenty of space for socializing, especially as this opens through to a family area at the rear. The Utility/WC adds a functional, very useful aspect to the ground floor. Upstairs, there are 3 bedrooms and a bathroom - the main bedroom benefitting from an en-suite WC.

All external doors have been replaced within the last five years, as have all the windows, apart from those in the recently built rear family area. There is a large loft, which is fully boarded.

To the rear of the property is a good sized potting shed and to the side are a greenhouse and tool shed

Services

Mains electricity, water and drainage are connected. Central heating is by way of modern, programmable electric radiators, on both floors.

How to get there:

What3words: [///plotting.valued.crawler](https://www.what3words.com/plotting.valued.crawler)

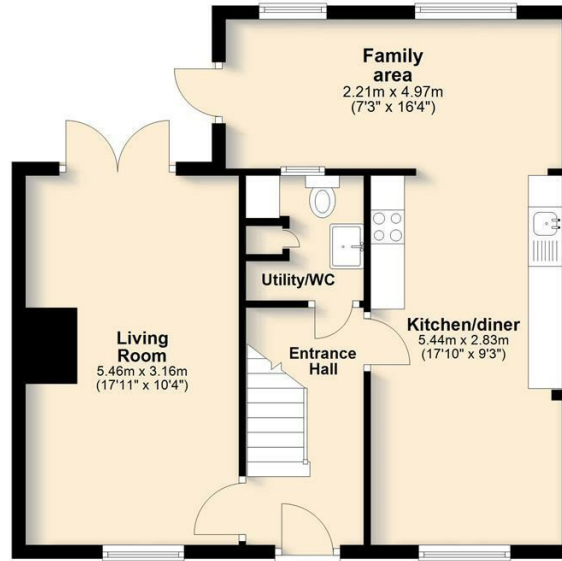
Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax: C (Breckland)

Ref: 2/20014/RM



Ground Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.6 sq. feet)

Total area: approx. 97.7 sq. metres (1052.1 sq. feet)

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

10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk