



4 Quidenham Road
Kenninghall
Norfolk
NR16 2EG

Guide price: £280,000 - £290,000





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- Field views to the rear
- Semi-detached house
- Three bedrooms
- Off road parking for several vehicles
- Double glazing
- Lounge with wood burner
- Oil fired central heating
- Kitchen/diner
- Village location

Location

The pretty Breckland village of Kenninghall is picturesque and has a variety of period and character buildings dotted along West and East Church Street, along with more modern properties closer to the primary school. There is a station on the Norwich to Ely/Cambridge rail line at neighbouring Eccles Road and just a few miles further west is access onto the A11 dual carriageway, providing access into Norwich and out of the county. The historic and cultural 'fine' city of Norwich is roughly 20 miles from Kenninghall, and offers a wide range of shopping, entertainment and educational facilities. To the northwest of the city is an International airport; the superb North Norfolk coast is also within a 30 mile drive from the city.





Property

This charming three-bedroom semi detached house is located in the picturesque village of Kenninghall, offering a perfect blend of rural charm and modern living. The spacious property features an entrance hall leading to a cosy lounge with a wood-burning stove, providing warmth and character. The ground floor also includes a bathroom and a well-sized kitchen/diner, ideal for family meals and gatherings. Upstairs, the first floor offers three comfortable bedrooms and a convenient W.C. With its scenic village setting and practical layout, this property would make a lovely family home or countryside retreat.

Outside

The property benefits from off-road parking at the front, providing ample space for several vehicles. To the rear, you'll find a private enclosed garden, perfect for relaxation or outdoor activities. The garden offers scenic views over adjacent fields and allotments, enhancing the peaceful countryside ambiance of the home. This outdoor space provides a lovely extension of the living area, ideal for enjoying the natural surroundings of the picturesque village of Kenninghall.

Services

The property is on mains electricity, water, drainage and oil-fired central heating.

How to get there:

[what3words///soaps.lurching.costs](http://what3words.com/soaps.lurching.costs)

Viewings

Strictly by appointment only

Tenure

Freehold

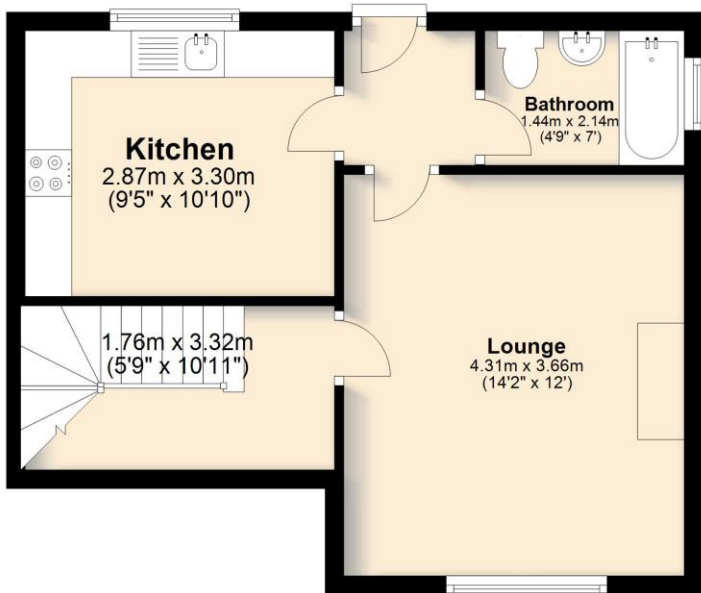
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AWAITING EPC



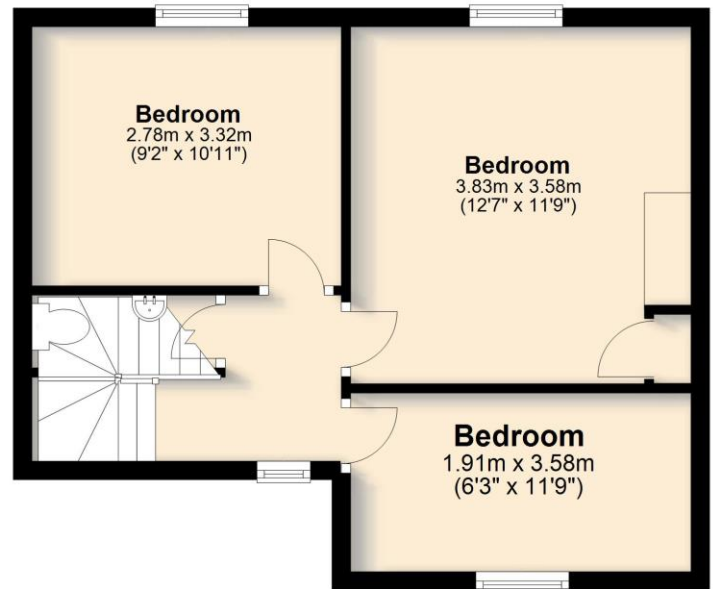
Ground Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 74.4 sq. metres (801.1 sq. feet)

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