



Fersfield Road, Kenninghall - NR16 2DP



Elm Cottage Fersfield Road

Kenninghall, Norwich

Beautifully located within a STUNNING SEMI-RURAL location on the edge of the village of Kenninghall, this recently built THREE BEDROOM SEMI-DETACHED HOME offers the perfect blend of modern living in a picturesque setting. The property boasts an OPEN FIELD aspect to the side, providing a peaceful and serene atmosphere. Step inside to discover a well-finished OPEN PLAN GROUND FLOOR LAYOUT, featuring a spacious living area, dining space, and a contemporary kitchen with top-of-the-line appliances all of which benefits from an abundance of natural light opening nicely onto the garden. There is also a welcoming entrance hallway and the ground floor W/C. Upstairs, THREE DOUBLE BEDROOMS offer comfortable living space, complemented by two stylish bathrooms. The home is equipped with UNDERFLOOR AIR SOURCE central heating, ensuring warmth and efficiency throughout. Externally, there is a LANDSCAPED REAR GARDEN providing a perfect spot for entertaining with those wonderful field views to the side. To the front, a large SHINGLED DRIVEWAY can be found with a DOUBLE GARAGE/CARPORT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Newly Built Semi-Detached Home
- Stunning Rural Location
- Open Field Aspect To Side
- Well Finished Open Plan Ground Floor Layout
- Three Ample Bedrooms & Two Bathrooms
- Underfloor Air Source Heating
- Landscaped Rear Gardens
- Large Driveway & Double Carport/Garage

The property is situated rurally, just outside the popular village of Kenninghall and is in close proximity to a primary school as well as day-to-day amenities including shops and post office, take aways and two public houses, playing fields and parkland with child's play areas. Diss & Attleborough are both nearby towns, providing further schooling, amenities and transport links via mainline train stations.

SETTING THE SCENE

To the front you will find a large shingled driveway with the initial section being shared with the neighbour. The private driveway provides parking for multiple vehicles as well as leading to the timber built detached garage and carport. The garage section offers double doors, power and light. From the driveway there is a pathway leading to the main entrance door to the front across well kept and well stock front gardens. There is also a pathway to the side which leads to the rear garden.



THE GRAND TOUR

Entering via the main entrance door to the front you will find a welcoming hallway with tiled flooring and underfloor heating which runs throughout the ground floor. There are stairs straight ahead to the first floor and understairs cupboard. The W/C is also found off the hallway with the main sitting room to the left. The bright and spacious sitting room features a dual aspect to the front and side with views across the fields. The sitting room is open plan to the dining area at the rear of the house which is subsequently open plan to the kitchen creating a wonderful flow. The dining area offers large sliding doors opening onto the rear garden with the same wood effect flooring running throughout the reception space. The modern shaker style kitchen provides a range of wall and base level units with wooden worktops over. Integrated appliances include a dishwasher, five ring induction hob and extractor fan, fridge/freezer and eye level oven.

Heading up to the first floor landing you will find two bedrooms to the rear overlooking the garden both of which are doubles. To the front is the main bedroom with built in double wardrobe and a modern tiled en-suite shower room with double shower. The family bathroom is also found off the landing with the benefit of a bath with thermostatic shower over.

FIND US

Postcode : NR16 2DP

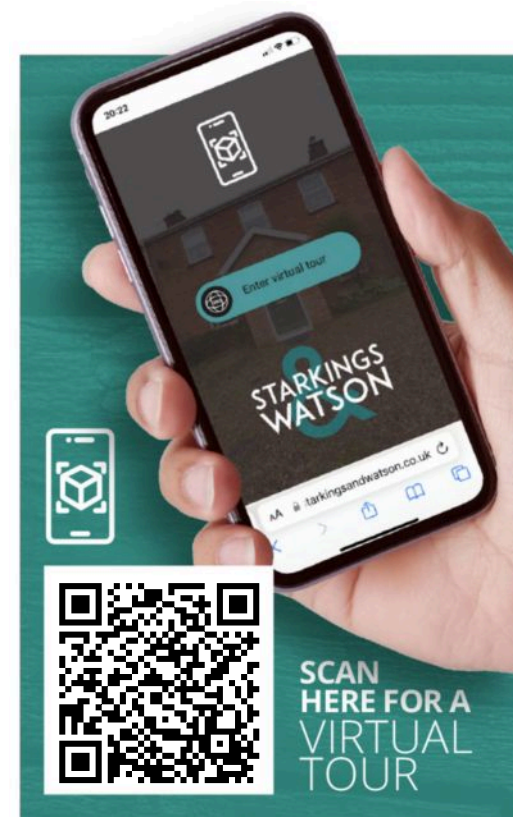
What3Words : ///windmills.unhappily.detained

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property benefits from air source underfloor heating, mains electricity and water as well as private drainage.







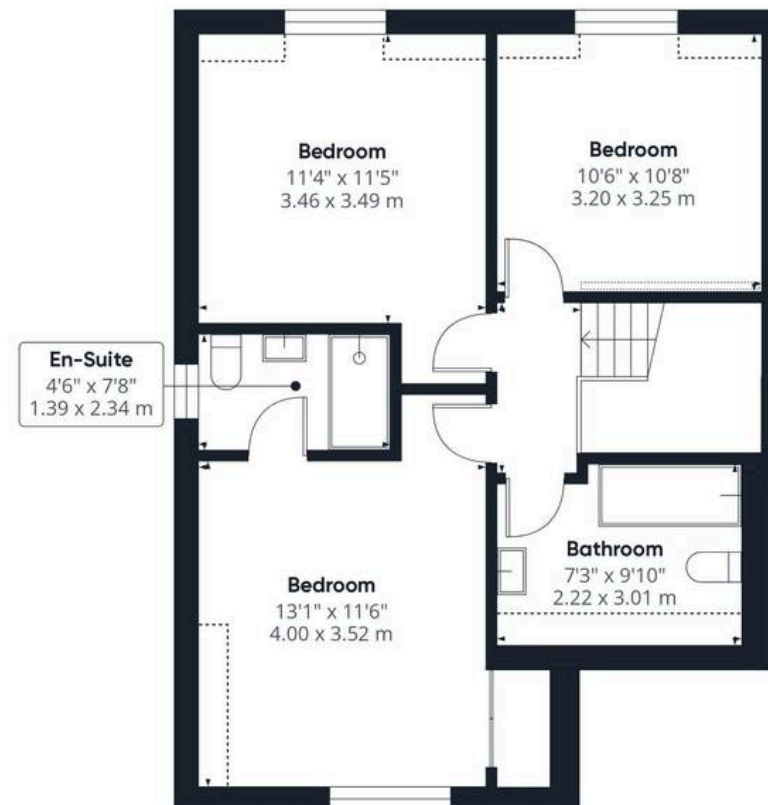
THE GREAT OUTDOORS

To the rear you will find a beautifully kept garden having been cleverly landscaped taking advantage of the field aspect to the side. There is a large paved patio area ideal for outside entertaining as well as a small section of lawn, raised sleeper planting beds and timber fencing. Large sliding doors link the house with the garden perfectly and there is a paved side access leading from the rear to the frontage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1134.2 ft²
105.37 m²

Reduced headroom

31.65 ft²
2.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

46 Back Lane, Wymondham - NR18 0LB

01953 438838 • wymondham@starkingsandwatson.co.uk • starkingsandwatson.co.uk

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.