



Crown Meadow, Kenninghall - NR16 2FE



## Crown Meadow

Kenninghall, Norwich

Located with the sought-after village location of KENNINGHALL, this well presented FOUR BEDROOM mid-terraced townhouse exudes comfort and convenience. Offering flexible accommodation spread generously over THREE FLOORS, this well-maintained property provides over 925 sqft (STMS) of living space. The ground floor boasts a bright and airy kitchen/diner, perfect for family meals and entertaining guests, while a separate sitting room provides a cosy retreat for relaxation in addition to the W/C. Ascending to the upper floors, FOUR BEDROOMS and TWO BATHROOMS can be found, providing ample space for the whole family. The private enclosed REAR GARDEN offer a peaceful sanctuary, complete with a decked area ideal for al fresco dining. A SINGLE GARAGE and OFF ROAD PARKING to the rear further enhance the practicality of this delightful home. The property is also within easy reach of excellent local village amenities and primary school.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid Terrace Town House
- Flexible Accommodation Over Three Floors
- Over 925 SQFT (stms) Internally
- Kitchen/Diner & Separate Sitting Room
- Four Bedrooms & Two Bathrooms
- Private Enclosed Rear Gardens
- Garage & Parking To The Rear
- Sought After Village Location

The property is situated in the popular village of Kenninghall which is in close proximity to a school, walking distance to 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

Approached via Crown Meadow, You will find a shingled frontage with a pathway leading to the main entrance door. To the side there is an archway leading through to the shared parking area where a parking space and a single garage can be found.



## THE GRAND TOUR

Entering via the main entrance door to the front you will find a hall entrance with stairs to the first floor landing and the w/c to the left. To the right of the hall is the main sitting room with a window to the front and ample space for soft furnishings. To the rear of the house you will find the kitchen/diner which offers a range of wall and base level units with rolled edge worktops over. There are integrated appliances to include electric oven and electric hob with extractor fan, dishwasher and space for fridge/freezer and washing machine. There is a tiled floor and plenty of space for a dining table. A door leads out to the rear garden beyond.

Heading up to the first floor landing there is a storage cupboard as well as stairs leading up to the second floor. On this level you will find three bedrooms and a family bathroom. The two larger bedrooms offer built in wardrobes with the smaller bedroom currently used as a dressing room. The bathroom features a w/c, hand wash basin and bath with shower over.

Heading up to the second floor you will find a spacious and bright bedroom in the eaves with built in wardrobes and an en-suite shower room with w/c, hand wash basin.

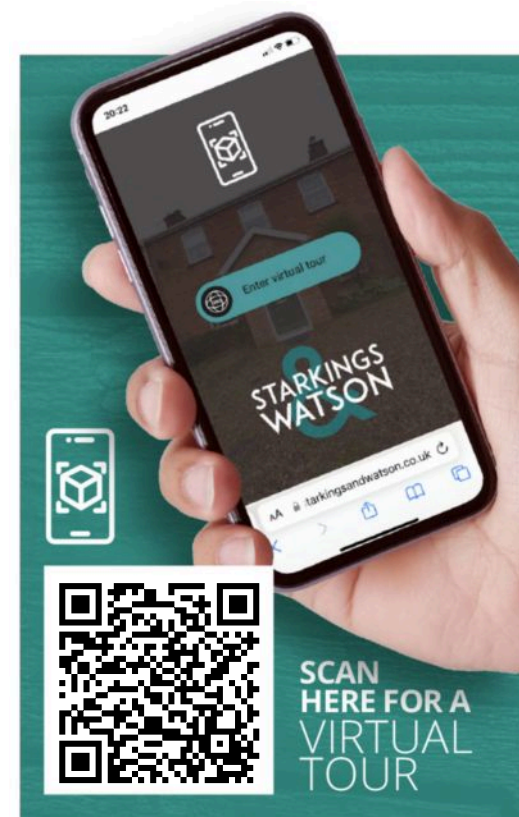
## FIND US

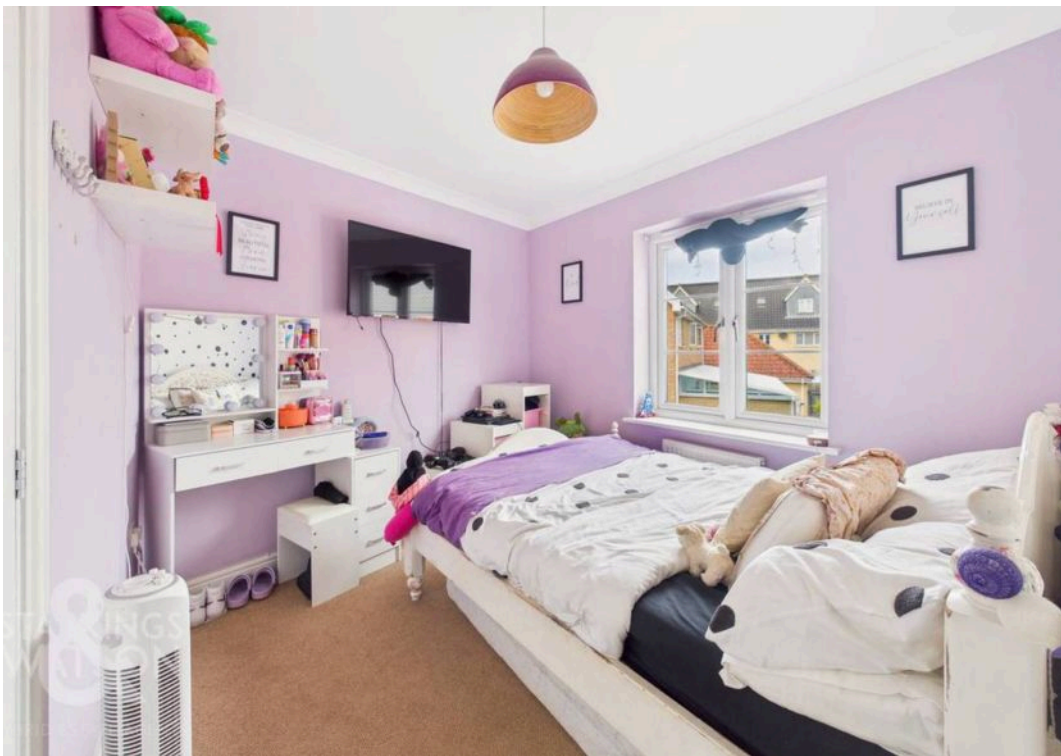
Postcode : NR16 2FE

What3Words : ///alpha.adjuster.yelled

## VIRTUAL TOUR

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



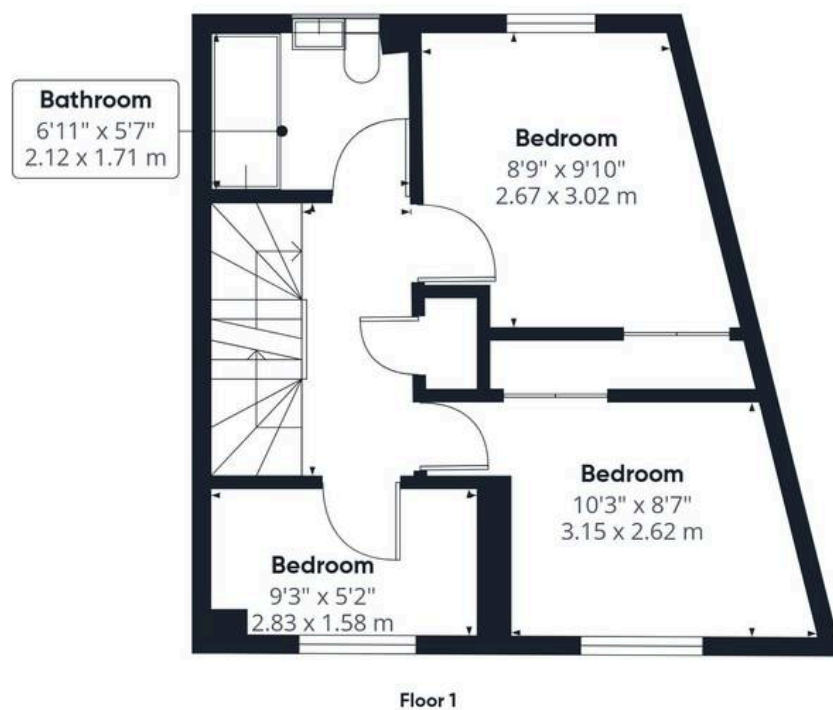




## THE GREAT OUTDOORS

The private and enclosed rear garden is laid to hard standing in the main with a decked area providing an ideal spot for outside dining. The garden is enclosed with timber fencing and houses an oil tank as well as a side gate leading onto the rear parking area.





**Approximate total area<sup>(1)</sup>**

925 ft<sup>2</sup>

85.9 m<sup>2</sup>

**Reduced headroom**

20 ft<sup>2</sup>

1.8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



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