



**THE OLD CROWN Market Place, Kenninghall NR16 2AH**



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## **THE OLD CROWN Market Place, Kenninghall**

A charming, three-bedroom family home in the beautiful and historic village of Kenninghall, South Norfolk. With a communal garden at the rear of the property, expansive living spaces, original period features, a quaint Garden Room, a Study, and an ample outbuilding for all important family storage.



### **Entrance Hall**

Coat storage area, with glazed door leading onto the lounge.

### **Lounge**

17' 2" x 17' 6" ( 5.23m x 5.33m )

Double-glazed front window with plantation blinds, and internal window looking onto the Garden Room. Staircase access to the First Floor. Two window-length radiators on opposing walls. Cosy wood burning stove with tiled hearth. Entry doors to Garden Room and rear rooms of the property.

### **Dining**

13' 2" x 8' 1" ( 4.01m x 2.46m )

Window view onto the Garden Room. Radiator. Door leading to the Study. Opening out at the rear onto the Kitchen.

### **Shower Room**

Ground floor toilet, cubicle shower and hand basin. Recessed shelving. Radiator.

### **Snug/ Office**

12' 3" x 7' 1" ( 3.73m x 2.16m )

Double-glazed window looking onto the garden. Radiator.

### **Kitchen**

8' 8" x 7' 9" ( 2.64m x 2.36m )

Fully-fitted wall and base units with laquered wood worktops and ceramic sink & drainer unit. Open serving bar leading onto the dining room. Range cooker with extraction hood. Two double-glazed windows looking onto garden, and rear stable-door exit to garden.

### **Summer Room/Garden Room**

Double-glazed windows and french doors leading to patio. Painted brick walls, tongue & groove ceiling, flag-stone floor. Radiator. Internal windows to lounge and dining rooms.

### **Utility/ Store Room**

13' 2" x 12' 3" ( 4.01m x 3.73m )

Substantial outbuilding for storage or utilities.

### **Landing**

17' 4" x 3' 1" ( 5.28m x 0.94m )

Stairs from the ground-floor living room. Four doors leading to three bedrooms and family bathroom. Storage cupboard. Radiator,

### **Bedroom One**

12' 4" x 10' 5" ( 3.76m x 3.17m )

Premier room with ensuite. Double glazed window. Fire place. Hatch to loft space. Radiator. Ensuite comprising, glazed shower cubicle, handbasin, and double-glazed window with plantation blinds.

### **Bedroom Two**

Double-glazed window to the front. Original fireplace. Oakwood floor. Radiator.

### **Bedroom Three**

14' 3" x 8' 9" ( 4.34m x 2.67m )

Double-glazed window to the front. Oakwood floor. Radiator.

### **Bathroom**

Victorian-style, family bathroom with ceramic roll-top bath and basin. Toilet. Chrome heated towel-rail. Extractor fan.



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## **THE OLD CROWN Market Place, Kenninghall**

- Substantial Three-Bedroom Home
- Garden Room and Study
- Outbuilding for extra storage or utility
- Original period features
- Vast rear garden

Tenure: Freehold EPC Rating: E

# £425,000



Please note the marker reflects the  
postcode not the actual property

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