





THE OLD CROWN Market Place, Kenninghall NR16 2AH



## welcome to

## **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 windowlength 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 )

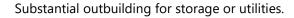
Fully-fitted wall and base units with laquered wood worktops and ceramic sink & drainer unit. Open serving bar leading onto the dining room. Range cooker with extraction hood. Two double-glazed windows looking onto garden, and rear stable-door exit to garden.

#### 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 lunge and dining rooms.

**Utility/ Store Room** 

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



#### Landing

 $17^{\prime}$  4" x 3 $^{7}$  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 rolltop bath and basin. Toilet. Chrome heated towel-rail. Extractor fan.





### welcome to

## 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





## view this property online williamhbrown.co.uk/Property/ATB109422





Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: ATB109422 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## william h brown



## 01953 452990



Attleborough@williamhbrown.co.uk

Exchange Street, ATTLEBOROUGH, Norfolk, NR17 2AB



williamhbrown.co.uk