



Quidenham Road, Kenninghall Norwich NR16 2EF

welcome to

Quidenham Road, Kenninghall Norwich

A Grade II listed period cottage situated in an attractive rural area within walking distance of nearby amenities. The property boasts from a spacious lounge/diner with a large inglenook fireplace, modern kitchen, three good sized bedrooms and access to a detached garage.

Location

Quidenham Road is located in an area that combines the best of all worlds: a village set in an attractive rural area but with easy access to other towns and cities offering a broad range of amenities. One of many picturesque Norfolk villages, Kenninghall offers all the local facilities you need including a primary school, doctor's surgery, village shop, post office, Bistro/coffee shop and two pubs.

It is also ideally placed for easy access to other towns and cities nearby. Only seven miles from Diss railway station allowing direct travel to London Liverpool Street and Norwich.

Accommodation

Lounge/ Diner

19' 10" x 9' (6.05m x 2.74m)

Front aspect wooden door, dual aspect glazed windows, rear aspect door leading out into the garden, large inglenook fireplace with a wooden beam and tiled hearth, exposed brick and beams, wooden effect flooring, radiator, under stairs storage cupboard, stairs leading up to the first floor, tv and telephone points. Wooden door to;

Kitchen

12' 7" x 7' (3.84m x 2.13m)

Rear aspect glazed window and side aspect wooden door leading out into the garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, work surfaces, tiled splash back, recessed spot lights, radiator, wooden effect flooring, loft hatch, exposed beams, space for washing machine, integrated appliances including fridge/freezer, eye level double oven, induction hob with extractor fan.

Landing

Front aspect glazed window, built in airing cupboard, stairs leading to the second floor, radiator, carpet, exposed brick and beams. Doors to;

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)

Front aspect glazed window, carpet, exposed beams, wall mounted lighting and radiator.

Bedroom Three

6' 6" x 9' 4" (1.98m x 2.84m)

Rear aspect glazed window, carpet, radiator and wall mounted lighting.





Bathroom

Rear aspect glazed window, roll top bath with mixer taps and shower attachment, wash hand basin in vanity unit, wc, extractor fan, recessed spot lights, tiled flooring, radiator, exposed beams and brick.

Second Floor Landing

Front aspect glazed window, radiator, carpet, exposed brick and beams. Door to;

Bedroom One

12' 9" x 15' 2" (3.89m x 4.62m)

Dual aspect glazed windows, carpet, exposed beams and radiator.

Outside

To the rear of property is a laid to lawn area with raised flower beds, shingled pathway leading to a paved patio area making this a great spot to relax and dine in throughout the summer months, access to another part of the garden where lies an oil tank and access to the garage.

Garage

Dual aspect doors, up and over door, power and light.

Services

Mains Electricity
Mains Water
Mains Drainage
Oil Fired Central Heating

Council Tax Band: B

Agents Note

Prospective purchasers are advised that this property has a flying freehold.

The property has previously suffered from a flood due to flash/extreme weather.

Please call William H Brown on 01379 644719 to discuss this further.



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welcome to

Quidenham Road, Kenninghall Norwich

- Grade II Listed Mid Terraced Property
- Spacious Lounge/Diner With Inglenook Fireplace
- Modern Kitchen With Integrated Appliances
- Three Good Sized Bedrooms & Family Bathroom
- Situated Within A Popular Village Location
- Access To The Detached Garage
- Enclosed Rear Garden With A Patio Area
- Benefits From Oil Fired Central Heating

Tenure: Freehold EPC Rating: Exempt

offers in the region of

£240,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
DSS110294 - 0004

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