



**Dam Green Barn Fersfield Road, Kenninghall Norwich NR16 2DP**

**welcome to**

## **Dam Green Barn Fersfield Road, Kenninghall Norwich**

A beautifully presented barn conversion offering spacious living accommodation throughout with a 20ft kitchen/diner with a utility room, 29ft lounge with a log burner, three double bedrooms and two family bathrooms all located within the village of Kenninghall.

### **Location**

Fersfield 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 and a 300 year old pub with a vibrant programme of evening events including musical performances and social events.

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**

#### **Entrance Hall**

Front aspect glazed wooden door, roof window, exposed beams, tiled flooring with under floor heating, wall mounted lighting and door to;

#### **Kitchen/ Diner**

20' 2" x 16' 2" ( 6.15m x 4.93m )  
Dual aspect glazed windows and french doors.  
Fitted kitchen with a range of base units, ceramic sink and drainer, one and a half bowls, wooden work surfaces, fitted Range cooker with hood, recessed spot lights, exposed beams and brick, tiled flooring with under floor heating.

#### **Utility Room**

12' 8" x 6' 9" ( 3.86m x 2.06m )  
Side aspect glazed window with field views, exposed beams, tiled flooring with underfloor heating, spaces for tumble dryer, washing machine and full height fridge/freezer.

#### **Shower Room**

Side aspect glazed window, roof window, shower cubicle with fully plumbed shower, pedestal wash hand basin, low level flush wc, shaver socket, heated towel rail, extractor fan, part tiled walls, exposed beams and brick and tiled flooring with under floor heating.

#### **Lounge/ Dining Room**

29' 7" x 17' 6" ( 9.02m x 5.33m )  
Two rear aspect feature stained glass, leaded lancet windows and french doors leading out into the garden. A spacious lounge/dining area benefiting from exposed beams and brick, wood burning stove with a tiled hearth, wall mounted lighting, tv and telephone points, exposed wooden staircase leading up to the first floor, tiled flooring with underfloor heating.

#### **Landing**

A large landing which can be used as additional space for a variety of purposes, two roof windows, exposed beams, wooden flooring, wall mounted lighting and doors to;





### Bedroom One

12' 8" x 15' 11" ( 3.86m x 4.85m )

Front aspect glazed window and roof window, wooden flooring, radiator, vaulted ceiling and exposed beams.

### Bathroom

Roof window, corner shower cubicle with fully plumbed shower, pedestal wash hand basin, low level flush wc, shaver socket, heated towel rail, extractor fan, wooden panelled bath, part tiled walls, exposed beams and brick and lino flooring.

### Bedroom Two

17' 5" x 9' ( 5.31m x 2.74m )

Side aspect glazed window and roof window, wooden flooring, radiator, vaulted ceiling and exposed beams.

### Bedroom Three

17' 5" x 8' 8" ( 5.31m x 2.64m )

Roof window, wooden flooring, heating tank, log burner flue, vaulted ceiling and exposed beams.

### Outside

To the front of the property is a gravel driveway providing off road parking for four vehicles, summer house, log store and paved patio area overlooking the countryside views.

The rear garden benefits from various patio areas making these all great spots for alfresco dining or entertaining throughout the summer months, raised flower beds, enclosed via a brick garden wall and gated access leading to the front of the property.

### Services

Mains Electricity

Mains Water

Septic Tank

**Council Tax Band: E**



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## Dam Green Barn Fersfield Road, Kenninghall Norwich

- Beautifully Presented Barn With Countryside Views
- Benefits A Wealth Of Character Features
- 29FT Lounge/Diner With A Wood Burner
- 20FT Kitchen/Diner With A Separate Utility Room
- Three Spacious Double Bedrooms
- Two Family Bathrooms
- Off Road Parking For Four Cars
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£450,000**



Ground Floor



First Floor

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](http://www.focalagent.com)

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