



ABERDEEN HOUSE

WEST CHURCH STREET, KENNINGHALL, NR16 2EN



A highly versatile period house in the heart of the popular village of Kenninghall. The property would now benefit from some updating but has an excellent range of outbuildings and garaging.

The property is an attractive detached character period house with the oldest part being a former thatched cottage (now tiled) with later additions. The accommodation is spacious and highly versatile and has an abundance of potential. The front door opens to the entrance hall which runs through the centre of the ground floor. To one side is an attractive double aspect reception room with large bay window and feature fireplace, To the other side is the spacious kitchen/breakfast room, again with large bay window. It is fitted with a comprehensive range of cupboards. There is a delightful principal double aspect sitting room with open fireplace and cupboard to one side. To the rear of the house is a later single storey addition that is currently two additional reception rooms, one having double doors to the garden. A shower room completes the ground floor. On the first floor are four bedrooms, each with their own character, together with a family bathroom.

Externally the property has a range of period outbuildings including a former shop plus a workshop. There is a substantial double barn garage with excellent loft storage. The garaging provides the parking for the property and this is accessed over a shared drive. The gardens to the property are partly walled and laid principally to lawn with an array of mature shrubs and trees.

LOCATION

Kenninghall is a delightful village with a shop, public house and a cafe/bistro as well as health centre and primary school. There is a secondary school in nearby Old Buckenham. The historic market town of Diss is approximately 9 miles away, which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles. Stations at Attleborough and Eccles Road (the closest station to the property) is 3 miles away, offer train services to Norwich and Cambridge and onwards through the Midlands terminating at Liverpool Lime Street.







SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.

LOCAL AUTHORITY

Breckland District Council
Council Tax Band E

ENERGY PERFORMANCE

TBC

VIEWINGS

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

AGENT'S NOTE

The front door and outbuildings are accessed across the neighbour's gravel driveway for which the property has a right of way.





FLOOR PLANS



TOTAL FLOOR AREA: 1926 sq.ft. (178.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA: 1286 sq.ft. (119.8 sq.m.) approx.

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