

# THE OLD POST OFFICE

MARKET LANE, KENNINGHALL, NR16 2AH





A charming Grade II Listed attached house in the heart of the popular village of Kenninghall with spacious and characterful accommodation.

The property is a charming and deceptively spacious Grade II Listed village house that was formerly the village post office. It has an abundance of character and well-arranged accommodation. It is extremely well-presented throughout. The front door opens to the an excellent reception hall that sets the tone for the rest of the house. There is a bank of storage cupboards to one side. To the front of the property is a sitting room with painted timbers and a large inglenook fireplace with woodburning stove. The hall leads into a superb open-plan kitchen/dining room which spans most of the width of the property. The kitchen is fitted with a comprehensive range of attractive shake style units and integrated appliances. There is also an island. At one end is a very useful pantry. A door goes to the garden and off the kitchen is a spacious and an excellent sized utility room. Stairs from the dining room end lead up to the first floor. There is a corridor that meanders through giving access to four attractive bedrooms. The principal has a well-appointed ensuite shower room.

There is also a family bathroom.

Externally, whilst not owned, the vendors park two cars to the front. The gardens are a delightful feature of the property and are low maintenance creating a courtyard feel. In one corner is a versatile outbuilding that can be used for a variety of purposes including a workshop or storage plus a shed with w.c and sink.

#### LOCATION

Kenninghall has a public house, village shop and post office, doctors and primary school. The property is situated within walking distance of Kenninghall Wood and just a short drive away from Redgrave and Lopham Fen. The Historic market town of Diss is just six miles distant providing a large array of facilities and a main line railway link to Norwich and London. Attleborough and Wymondham are similar distances away, both having a railway link to Norwich and Cambridge.



4



2



2



9.1  
Miles







## FLOOR PLAN

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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## 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 D

## AGENT'S NOTE

The property has previously flooded but works have been carried out in the village to reduce the risk in future and works have been done to the property to protect it. The vendors have full insurance that covers flooding.

## VIEWING

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 the team directly.

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## IMPORTANT NOTICE

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## CONTACT US

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