

Quince Cottage, 5 West Church Street

Kenninghall, Norwich, NR16 2EN





A stunning Grade II listed semi-detached cottage, brimming with character and charm, situated in the heart of the popular village of Kenninghall.

Quince Cottage has been sympathetically modernised to provide a wonderful balance of period character and modern convenience. The property welcomes you into an entrance hall, with stairs rising to the first floor. To the left is a charming sitting room, featuring a tiled floor and an attractive fireplace housing a wood-burning stove.

Continuing towards the rear of the property, there is a versatile study area, ideal for home working, together with a useful utility room providing space for a washing machine and additional storage. A rear lobby provides access to the pretty walled garden and a convenient ground-floor WC.

Completing the ground-floor accommodation is the wonderful cottage-style kitchen, featuring a vaulted ceiling and an oil-fired Heritage range cooker, which provides the central heating and hot water. The range cooker was replaced by the current owners within the last three years. The first floor comprises three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while a further bedroom features a useful walk-in wardrobe and attractive feature fireplace. All three bedrooms have been fitted with new carpets within the last two years. A further shower room completes the first-floor accommodation. Further improvements undertaken by the current owners include a new roof within the last three years, adding to the peace of mind offered by this delightful period home.

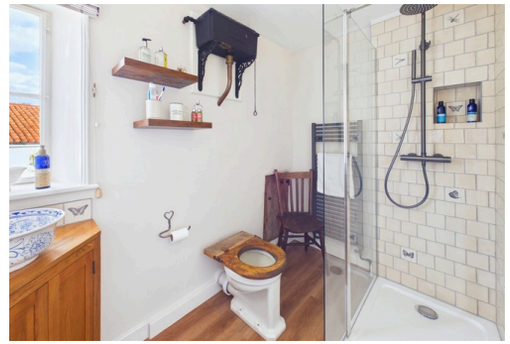
Outside, the pretty rear courtyard provides access to two useful outbuildings. One is attached to the side of the house, while the other is positioned at the bottom of the garden, with both providing excellent additional storage. The rear garden can also be accessed directly from Back Lane, offering a useful additional entrance.

Quince Cottage is a charming and characterful village property, combining original features, thoughtful modernisation and practical living spaces in an attractive and highly desirable setting.

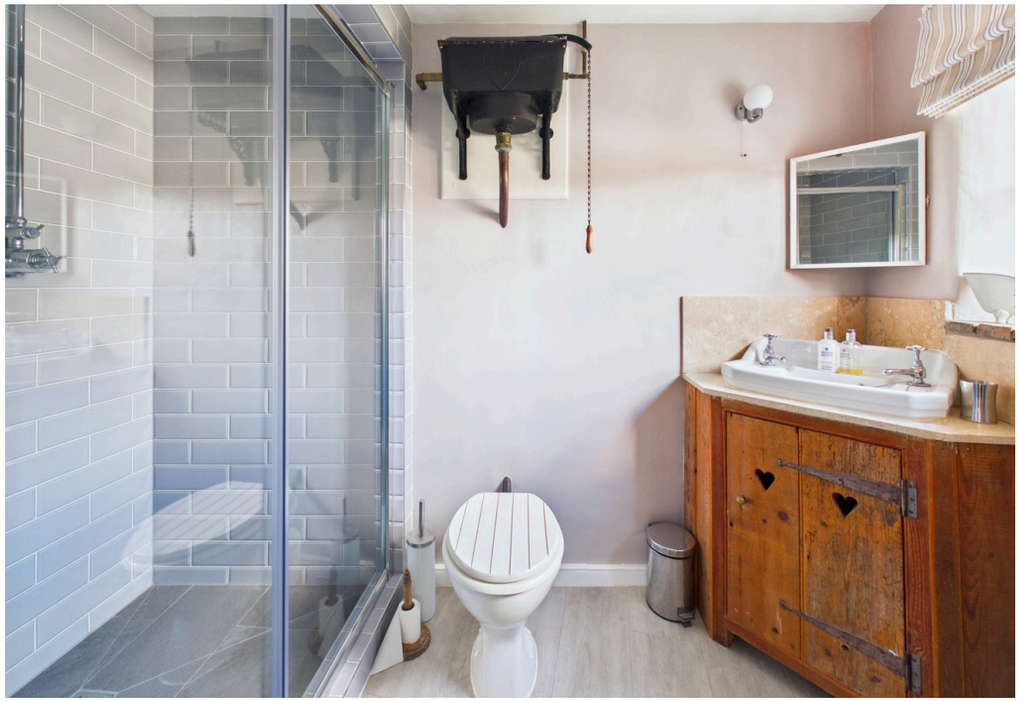
3	2	1		6.7 Milrs	Grade II Listed













CHARMING GRADE II LISTED COTTAGE


QUIET
ARNHEM LIFT




VOGUES





Floor Plan



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.

SERVICES

Oil fired heating via Heritage range cooker. 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 C

ENERGY PERFORMANCE

Grade II Listed

VIEWING

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

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