



**Holmesdale Lopham Road, Kenninghall Norwich NR16 2DT**



**welcome to**

## **Holmesdale Lopham Road, Kenninghall Norwich**

This well-presented three-bedroom bungalow in peaceful Kenninghall Heath offers modern single-storey living and includes a separate self-contained annex ideal for multi-generational use. The property features a lovely garden with decking and a summer house, plus a shingle driveway and solar panels

### **Entrance Hall**

Radiator, loft hatch, hard flooring.

### **Lounge**

13' 9" x 12' 11" Into recess ( 4.19m x 3.94m Into recess )  
Window to front and side aspect, radiator, wood burner, TV aerial point, satellite point, carpet flooring.

### **Kitchen**

12' 5" x 10' 11" ( 3.78m x 3.33m )  
Wall and base units, kitchen island, integrated fridge freezer, integrated oven, integrated microwave, induction hob, built in sink, modern electric radiator, access to conservatory, hard flooring.

### **Utility Room**

7' 7" x 8' 3" ( 2.31m x 2.51m )  
Base and wall units, space for white goods, modern electric heater, wash basin, access to bedroom 3, door to rear, hard flooring.

### **Conservatory**

13' 8" x 9' 4" ( 4.17m x 2.84m )  
Window surround, radiator, tiled flooring, newly fitted insulated ceiling.

### **Bedroom 1**

12' 5" x 11' 11" into recess ( 3.78m x 3.63m into recess )  
Window to front aspect, radiator, spot lights, carpet flooring.

### **Bedroom 2**

13' 9" x 9' 10" into recess ( 4.19m x 3.00m into recess )  
Window to rear aspect, radiator, carpet flooring.

### **Bedroom 3 / Study**

Irregular Shaped Room 16' 2" into recess x 7' 10" ( 4.93m into recess x 2.39m )

Window to front and side aspect, access to ensuite, radiator, carpet flooring.

### **Ensuite**

W/C, wash basin.

### **Bathroom**

Window to rear aspect, w/c, wash basin, flooring, electric towel rail, tiled walls, walk in shower.

### **Loft Space**

Partly boarded, fully insulated, solar panel controls, water softener.

### **Front Garden and Parking**

Shingle driveway for off road parking for multiple cars, wood store to side, satellite dish.

### **Rear Garden**

Turfed, summer house with power, light and insulated ceiling, decking, patio area, fence for boundary, solar panel on rear of roof, 3 sheds, oil tank.

### **Annex Kitchen/ Lounge**

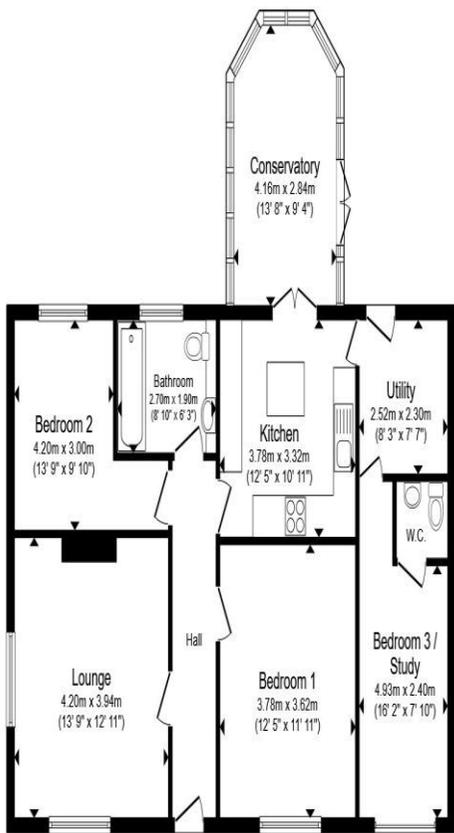
12' 3" x 13' ( 3.73m x 3.96m )  
Door to front, windows to front aspect wall and base units, space for white goods, wash basin, loft hatch, storage cupboard carpet flooring. Lounge area with TV point and modern electric radiator.

### **Annex Bedroom**

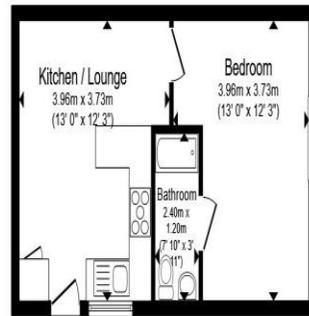
12' 3" x 13' ( 3.73m x 3.96m )  
Window to side aspect, modern electric radiator, access to ensuite, carpet flooring.

### **Ensuite**

W/C, walk in shower, wash basin, tiled flooring.



**Floor Plan**



**Annexe**



**Outbuilding**

Total floor area 135.1 m<sup>2</sup> (1,454 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Holmesdale Lopham Road,**  
**Kenninghall Norwich**

- Beautifully maintained three-bedroom detached bungalow
- Separate annex with lounge/ kitchen, bedroom and ensuite.
- Impressive modern kitchen with integrated appliances
- Conservatory
- Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£450,000**



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Property Ref:  
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