



THE OLD POST OFFICE
KENNINGHALL. NR16 2AH

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*A charming and characterful Grade II Listed
attached period village house.*

East Harling 2.9 Miles | A11 4 Miles | Diss 7.4 Miles | Norwich 23.8 Miles
(All distances approximate)

- * Entrance Hall * Sitting Room * Kitchen/Dining Room * Pantry * Utility Room *
- * Principal Bedroom with Ensuite Shower Room * 3 Further Double Bedrooms *
- * Family Bathroom *
- * Driveway for motorbikes * Attractive Courtyard Garden *
- * Outbuilding with Workshop and Store *



Waveney & Broads
ESTATE AGENTS

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The property comprises a substantial deceptively spacious semi-detached Grade II Listed period house that was formerly the village post office. It is superbly presented throughout and now forms a comfortable, versatile and characterful home in the heart of the village.

The front door opens to a spacious entrance hall which sets the tone for the house and has two double fitted storage cupboards. The sitting room is to the front with an impressive inglenook fireplace and woodburning stove. At the heart of the house is a superb open plan kitchen/dining room. The kitchen is fitted with a comprehensive range of Shaker style wall and base units and integrated appliances. There is an excellent pantry cupboard and a stable door to the garden. off the kitchen is a spacious utility/laundry room that is well appointed. Stairs from the end of the dining room lead to the first floor which is divided by a meandering corridor. All four bedrooms are doubles with the principal bedroom being to the front with an excellent



ensuite shower room. There is a spacious family bathroom and additional storage on the landing.

There is a gate to the side leading to a gravel area suitable for parking motorbikes with a pedestrian gate leading to an attractive and low maintenance courtyard garden that is perfect for alfresco dining. There is the added benefit of an attached outbuilding that is divided into a store room and a workshop but could be adapted for a variety of purposes. There is not official parking for cars but the vendors park on the street directly in front of the property.

Location - What3Words: [///resists.grape.covertly](https://www.what3words.com/resists.grape.covertly)

Located in the heart of the charming village with its shop, pub and cafe. The property is 2.9 miles from the larger village of East Harling offering more amenities and 4 miles to the A11. The market town of Diss with mainline





station to London is 7.4 miles and Norwich is 23.8 miles.

Services

Mains electricity, water and drainage. Oil fired central heating. (Please note that none of the services nor appliances have been tested by Waveney and Broads)

Viewings

Strictly by prior appointment with sole selling agents, Waveney and Broads on 01603 575779.

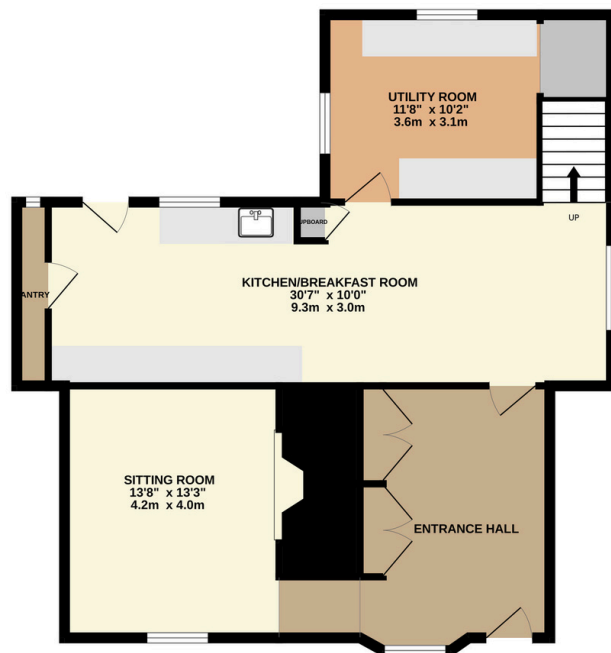
Agent's Note

1) The neighbour to the rear has a right of way over the initial gravel driveway to the side door and the attached cottage has a right of way with permission to access the drains.

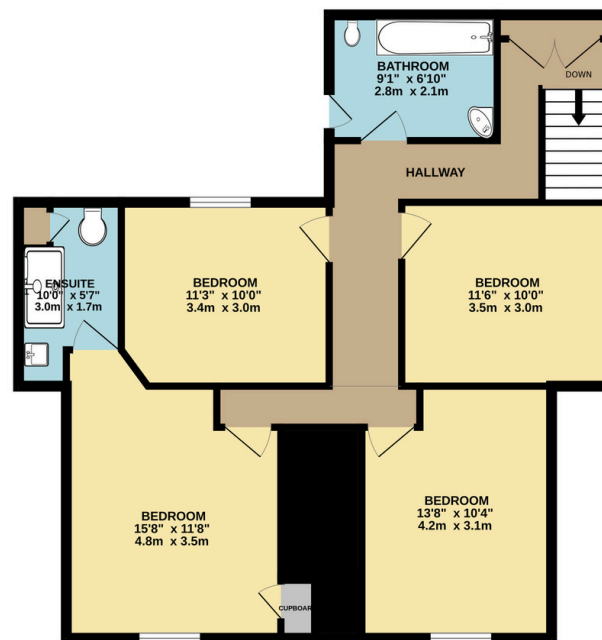
2) The property has had historic flooding but not during the vendors' ownership and remedial works and ongoing prevention works have been carried out in the village.



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



1ST FLOOR
798 sq.ft. (74.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1598 sq.ft. (148.4 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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