



'LOVELY BUNGALOW WITH ALMOST SEVEN ACRES (stms)'
Kenninghall, Norfolk | NR16 2DP

WELCOME



This accommodating and upgraded three-bedroomed bungalow, on the market for the first time since its current owners built it in 1972, comes with nearly seven acres of land (stms). Beyond the beautifully tended gardens, its own two fields stretch into the distance. Perfect for equestrian use or for hay meadows, this acreage affords peacefulness, privacy and blissful seclusion.







- Wonderful Detached Bungalow
- Charming Well Tended Gardens
- Slightly Elevated Position
- 6.8 Acres of Beautiful Gardens And Pasture Land (stms)
- Three Bedrooms
- Modern Shower Room
- Lovely Garden Room with Fabulous Views
- Fitted Kitchen with Neff Appliances
- Within Easy Reach of The Village of Kenninghall

If you're looking to spend time outdoors in your own large gardens – and want an efficient, low-maintenance home which won't demand your time in upkeep – this property is a strong candidate. All on one level, it comprises three bedrooms, three reception rooms, a shower room and three outbuildings. With gardens that seem to reach the horizon, and surrounded by peaceful Norfolk countryside, you won't want to venture far from this rural haven.

Entry into the central hall gives access to all bedrooms, the sitting room, kitchen and shower room.

A giant picture window, mid-century style, floods the capacious sitting room with light as well as providing delightful views over the long front garden. A minimal, modern fireplace contains a woodburning stove which, the owner says, puts out enough warmth to heat the whole house – meaning they often don't need to put on the central heating even in winter.

The master bedroom is helped by a substantial run of built-in cupboards which go a long way towards maintaining a clutter-free environment. A second bedroom, almost as large, has the advantage of the corner position and therefore dual aspect windows. The third bedroom, currently in use as a study, is a generous single.



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









A keen cook, the owner loves her kitchen which was handmade by local firm, Kestral. Appliances are all integrated behind smart oak cabinets which flow around three sides of the room. This is a sunny square space with room for a dining table, though the owners say they love eating in the conservatory just next door.

The shower room is testament to the care and thought these owners put into the design of their home. Large format tiles in a warm natural stone line the walls to full height as well as the floor, and the white ceiling is plastic, meaning this is a room that requires no maintenance whatsoever. What's not to like?

The conservatory benefits hugely from a recent upgrade. A warm roof replaced the original glass meaning the room is now used year-round. Glass on three sides and sweeping views down the garden make it a favourite spot of the owners from where they enjoy watching passing wildlife - hares, roe deer, muntjac, and plenty of birds.

What looks like a single garage at the front of the house is in fact a generous utility room with plenty of storage space. Conversion back to a single garage would not be difficult, if that was preferred.

The house has so much to recommend it, but things shift up a gear when you enter the fabulous garden behind which seems to expand in all directions. A terrace sweeps around the back

of the building, widening beside the conservatory into a sunny seating area bordered by low planters. From here, the gaze is drawn down the garden which seems only to end at a point of infinity. Mature hornbeam hedges, beautifully planted herbaceous borders and large specimen trees - horse chestnut, copper beech, maple, cherry - give year-round interest. At the other side of this wide plot is a stunning specimen rose garden and a fenced vegetable plot sheltering in the lee of the house with another low wall for warmth and protection.

As if all this weren't enough, there are also two large fields directly behind. These are currently put to grass and harvested for hay by a neighbouring farmer - an arrangement which might be continued under separate negotiation. Alternatively, they might be used as pasture for livestock.

In the grounds are also a large workshop (150 square feet), a shed and a greenhouse.

Kenninghall is a thriving and well set up village with a primary school, two pubs offering accommodation and food, a surgery, a shop and a post office. Beautiful Norfolk countryside is on the doorstep with many local wildlife sanctuaries such as Boyland Common, Redgrave and Lopham Fen, and Thetford Forest.









STEP OUTSIDE

Banham Zoo is just a short drive away. The village is very well placed for wider connectivity. The busy market town of Diss with its supermarkets, boutique shops and Corn Hall arts centre is just 15 minutes by car. From here, trains depart regularly for London, Norwich and Cambridge. In the other direction, Attleborough is just 16 minutes and Thetford 20 minutes away.

Agents Notes

Tenure: Freehold

Local Authority: Breckland District Council - Band D

Services: Mains Electricity & Water, Private Drainage, Oil Fired Central Heating.

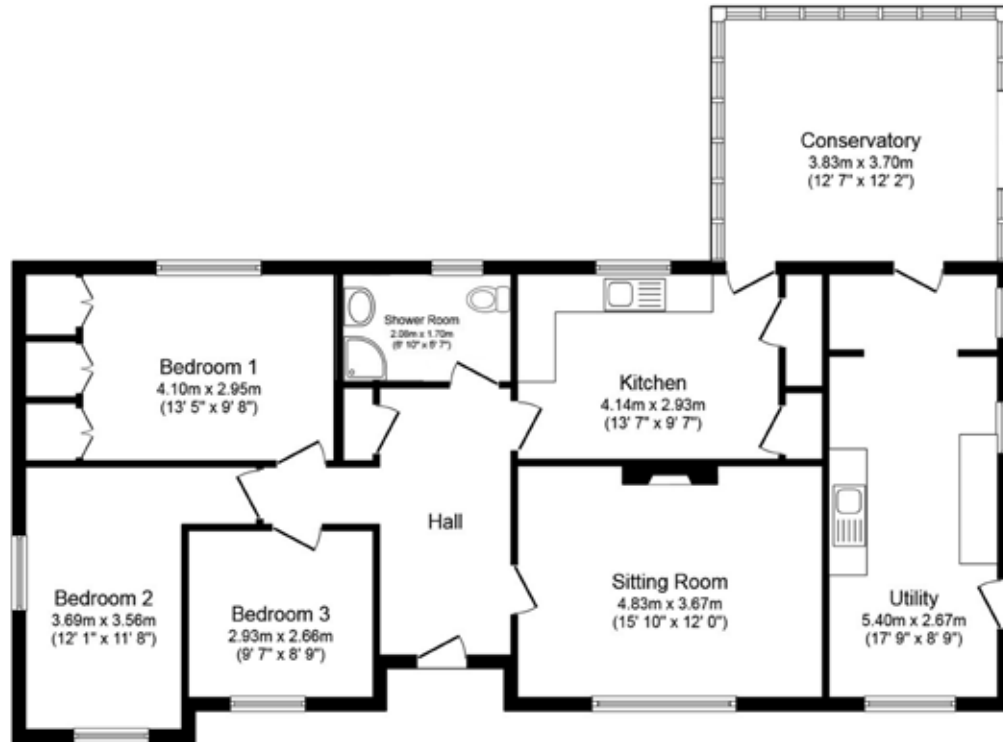
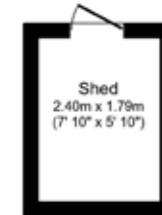
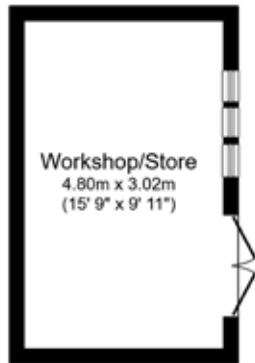
Directions: Proceed from the market town of Diss along the A1066 in a westerly direction. Continue through the villages of Roydon and Bressingham. On entering the village of South Lopham take a right-hand turn and continue into North Lopham. Follow the road out of the village of North Lopham taking a right-hand turn onto Heath Road - continue to the T junction, take a right-hand turn onto Fersfield Road. The property will be found on the left-hand side. Postcode - NR16 2DP

What 3 Words Location: Every 3-metre square of the world has been given a unique combination of three words. Download the app and use the following three words to pinpoint the exact location of the property - cube.vibrating.inner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		←
(81-91)	B		
(69-80)	C		
(55-68)	D	→	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property - DIS4413
Approx. Internal Floor Area - 1294 Sq ft / 120.2 Sqm
Approx. Internal Floor Area of Workshop/Shed & Greenhouse - 151 Sq ft / 14 Sqm



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