

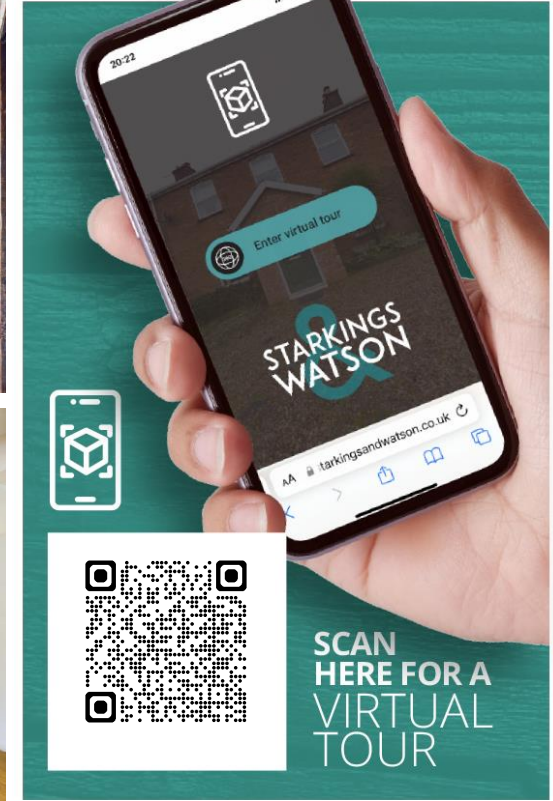
QUIDENHAM ROAD

**Kenninghall, Norwich NR16 2EF**

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01953 438838

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**STARKINGS**  
**WATSON**

- Mid-Terrace Cottage
- Grade II Listed Character Home
- Recently Renovated
- 19' Dual Aspect Sitting/Dining Room
- Three Bedrooms
- Family Bathroom
- Private Rear Garden
- Off Road Parking & Garage

#### IN SUMMARY

Benefiting from a recent RENOVATION this GRADE II LISTED COTTAGE is brimming with CHARACTER FEATURES whilst also offering modern comforts. The 19' DUAL ASPECT sitting/dining room with INGLENOOK FIREPLACE and EXPOSED TIMBER BEAMS lead to the more modern kitchen with INTEGRATED APPLIANCES, and access into the PRIVATE REAR GARDEN. Split over the next two floors are THREE BEDROOMS, with the larger on the second floor being very generous in size and a modernised FAMILY BATHROOM. Externally, an ENCLOSED GARDEN can be found, with the property offering OFF ROAD PARKING via a shared access to the left of the property leading to a GARAGE.

#### SETTING THE SCENE

The property can be accessed via the main door at the front while parking and the garage are accessed via a shared access to the left of the terraces of houses. Through the garage the property can also be accessed by heading through the garage and garden into the kitchen or dining rooms.

#### THE GRAND TOUR

Entering the property you are first met with a spacious 19' sitting/dining room with wooden flooring underfoot and multiple exposed wooden beams across the ceiling and walls. The main feature in this room is the sizeable inglenook fireplace with tiled hearth and flooring all with an access door to the rear into the rear garden and door leading to the kitchen. The kitchen benefits from a recent refit to offer a more modern space including integrated appliances such as a fridge/freezer, double ovens, electric hob with extraction above all with tiled splash backs and wall and base mounted storage. The first floor landing with its exposed beams gives access to two of the bedrooms as well as the three piece family bathroom, tastefully decorated within keeping of the properties aesthetics with a shower head on the bath, vanity storage and a modern Victorian style oil radiator, one of many within the property. The smaller of the bedrooms on this floor has carpeted flooring and a rear facing aspect, this space is currently used as a dress room but would make a perfect single bedroom or potential study if so desired. The larger of the bedrooms on this floor has a front facing aspect, this double bedroom also has carpeted flooring and exposed wooden beams across the walls and ceiling. The main bedroom can be found on the second floor, this generous double bedroom is accessed off a small landing with vaulted ceilings, oil radiator and double glazed Velux window to the rear all while leaving ample floor space for soft furnishings.



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### THE GREAT OUTDOORS

the rear garden is fully enclosed by timber fencing with a lawn garden space, raised planting beds with colourful flowers and flag stone patio seating area at the very rear with gated access leading to the garage.

### OUT & ABOUT

The property is situated in the popular village of Kenninghall which is in close proximity to a school, walking distance to day-to-day amenities including shops and post office, take aways and two public houses, playing fields and parkland with child's play areas. Diss & Attleborough are both nearby towns, providing further schooling, amenities and transport links via mainline train stations.

### FIND US

Postcode : NR16 2EF

What3Words : ///shorts.stacks.swimsuits

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

We have been advised that the property has been affected by flooding in the past due to extreme weather conditions. The property does also have a flying freehold attached to it. If you require further details on the above, please do not hesitate to call to discuss.

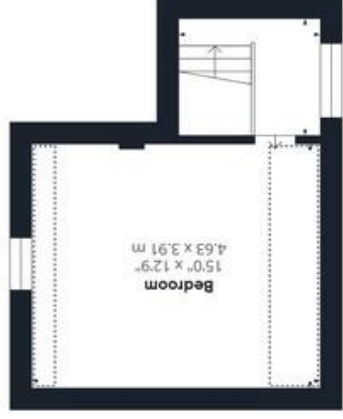
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Price:

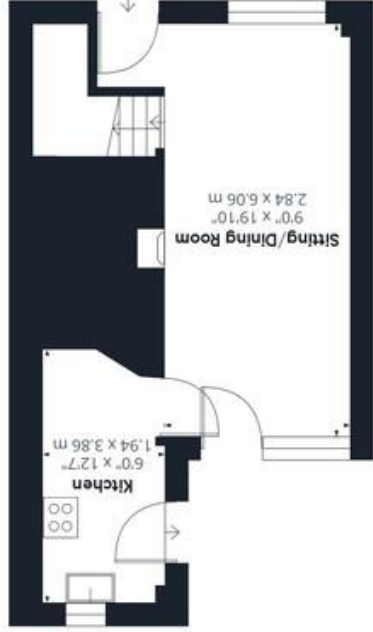


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Floor 2



Ground Floor



Floor 1

**GIRAFFE 360**  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

**Approximate total area<sup>m</sup>**  
 812.78 ft<sup>2</sup> / 75.51 m<sup>2</sup>  
**Reduced headroom**  
 57.48 ft<sup>2</sup> / 5.34 m<sup>2</sup>