

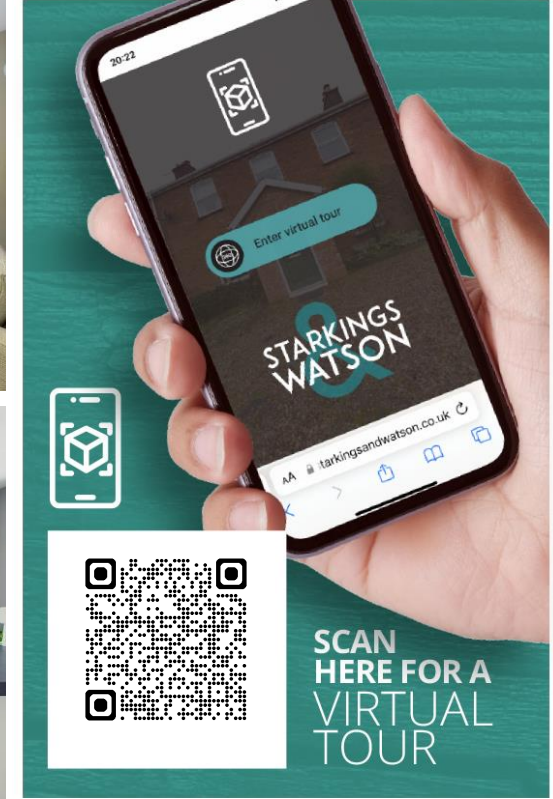
SCHOOL CLOSE

# Kenninghall, Norwich NR16 2EL

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- Semi-Detached Family Home
- Kitchen/Breakfast Room
- Spacious Sitting Room
- Cloakroom
- Four Bedrooms
- Family Bathroom & Shower Room
- Enclosed Landscaped Rear Garden
- Off Road Parking & Single Garage

### IN SUMMARY

This MODERN semi-detached TOWNHOUSE offers over 970 Sq. ft (stms) of accommodation, with a CONTEMPORARY INTERIOR, air-source heating, GARAGE and DRIVEWAY. With SPACIOUS ROOMS, easy living and a SECLUDED OUTSIDE SPACE, this home has lots to offer. The HALL ENTRANCE includes a useful ground floor W.C, 15' dual aspect SITTING ROOM with SPOTLIGHTS and 14' KITCHEN/DINING ROOM with a BREAKFAST BAR and FRENCH DOORS to the landscaped GARDENS. The middle floor includes TWO BEDROOMS and the family bathroom, with a further TWO BEDROOMS and SHOWER ROOM on the top floor.

### SETTING THE SCENE

With a planted low maintenance frontage, a hard standing footpath leads to the main entrance with an adjacent shingle driveway offering tandem parking, and access to the garage.

### THE GRAND TOUR

As you head inside, the hall entrance is finished with

wood effect flooring and a recessed barrier mat, with stairs rising to the first floor landing, with a door to the sitting room and access to the ground floor W.C - complete with a white two piece suite including storage under the hand wash basin. The main sitting room is finished with fitted carpet and a built-in under-stairs storage cupboard, with a window to front and side, and recessed spotlighting above. The kitchen/dining room runs across the rear property with a u-shaped arrangement of wall and base level units, including attractive tiled splashbacks, integrated cooking appliances including an inset electric ceramic hob and built-in electric oven, with an integrated dishwasher, washing machine and fridge freezer. The work surface forms a breakfast bar with tiled flooring underfoot and double glazed French doors leading to the rear garden. Heading upstairs, the carpeted landing leads to two bedrooms including the rear facing bedroom with two windows and a built-in wardrobe, and the front facing double bedroom with fitted carpet underfoot. The family bathroom offers a modern feel with tiled splash backs, built-in storage, and a roomy feel to house the three piece suite. The top floor offers a further carpeted landing with loft access hatch and doors leading to two further bedrooms, both complete with velux windows and fitted carpet. Completing the property is the shower room, with built-in storage, walk-in shower with tiled splash backs, tile flooring and velux window to rear.



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### THE GREAT OUTDOORS

The rear garden has been created in a low maintenance style, complete with patio underfoot and raised sleeper beds which have been well stocked and planted to create a high degree of privacy and colour during the summer months. Gated access leads to the side where the driveway and garage can be found to front. The garage offers an up and over door to front.

### 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 2EL

What3Words : ///crumb.worksheet.workroom

### VIRTUAL TOUR

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

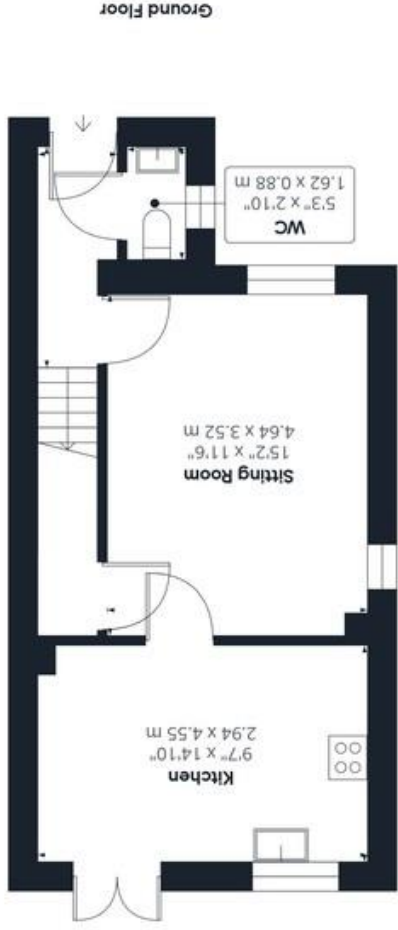
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Price:



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 standard.  
 Calculations are based on RICS IPMS 3C  
 plan is for illustrative purposes only.  
 While every attempt has been made to  
 ensure accuracy, all measurements are  
 approximate, not to scale. This floor

Reduced headroom  
 Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area<sup>18</sup>  
 971.01 ft<sup>2</sup>  
 90.21 m<sup>2</sup>  
 Reduced headroom  
 43.8 ft<sup>2</sup>  
 4.07 m<sup>2</sup>