



## Fuchsia House Back Lane, Kenninghall

In Excess of £495,000

# Fuchsia House Back Lane

Kenninghall, Norwich

A custom-built home in Kenninghall, set on approximately 0.3 acres (STMS), this detached timber-framed property offers an exceptional balance of space and seclusion. Designed with high ceilings, exposed wooden beams, and cohesive oak accents throughout, it creates a warm yet contemporary living environment filled with natural light. The generous open-plan layout features a beautifully crafted kitchen, a welcoming lounge with a log-burning stove and a ground-floor main bedroom with an en-suite wet room and direct garden access. Outside, the expansive south-facing garden boasts a summer house, a wildlife pond and Indian sandstone paving, providing the perfect balance of relaxation and entertaining space.

## The Location

The village of Kenninghall has a rich history with a range of public houses, village shop, post office, schools, GP surgery, coffee shop and picturesque walking routes. The village has a thriving primary school rated Good by Ofsted.

Kenninghall is a 15 minutes drive from Diss station, on the mainline to London Liverpool Street. Diss boasts a range of independent shops, public houses, schools and a main line rail service to London Liverpool Street.

Village life at its finest whilst staying well connected to multiple amenities. Attleborough station is a 15 minute drive and on the train line to Cambridge. Attleborough provides a range of amenities including schooling, local cafes, supermarkets, pubs, gyms and a well-connected train station.





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This bespoke, detached timber-framed home, built in 2007, offers a stunning 1,700 sq/ft of living space across two generous floors, perfect for those seeking a stylish and spacious lifestyle.

The property is set on a secluded plot of approximately 0.3 acres (STMS) and boasts a spacious open-plan design with high ceilings and wooden overhead beams, allowing for an abundance of natural light to flow throughout the home. The ground floor features an inviting lounge with a cosy log-burning stove, complemented by tri-fold doors that seamlessly connect the living space to the south-facing garden.

The kitchen, a focal point of the home, is designed with oak surfaces, adding warmth and charm to the contemporary feel. The ground floor also includes a luxurious main bedroom with an en-suite wet room, offering a private setting with direct access to the garden through double doors. Underfloor heating throughout the ground floor ensures comfort, while the first floor features two additional double bedrooms and a main bathroom, all providing plenty of space for family or guests.





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Outside, this home continues to impress with a large south-facing garden, perfect for relaxing or entertaining. The garden is mainly laid to lawn, complete with flowerbeds, a wildlife pond, and a summer house.

A shed and wooden outbuilding provide additional storage, while Indian sandstone paving enhances the outdoor living area. Off-road parking is available to the front of the property, approached via a shingle driveway, and a 5-bar gate ensures privacy. The property is located within a conservation area, offering a peaceful and secluded environment with easy access to the heart of a popular village.

Energy efficiency is a key feature of this home, with solar panels generating extra income through a feed-in tariff that brings in approximately £800 per year. This is complemented by the additional benefit of solar panels providing hot water. The property's blend of modern design, eco-friendly features, and tranquil surroundings makes it a truly unique and desirable home.

**Agents Note**

Sold Freehold

Conservation Area

Connected to mains electricity, water and drainage.





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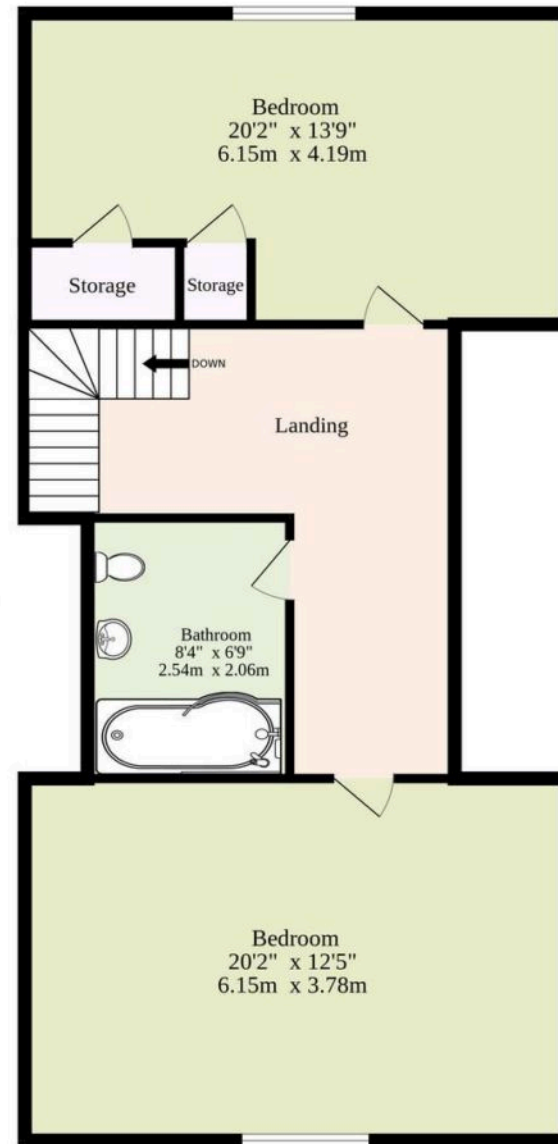
- Spacious timber-framed home offering approximately 1,700 sq/ft of stylish living space across two floors
- Set on a generous and secluded 0.3-acre plot (stms) providing privacy and a peaceful setting
- Tri-fold doors leading to the south-facing garden allowing natural light to flood the home
- Underfloor heating throughout the ground floor ensuring warmth
- Off-road parking with a 5-bar gate ensuring security
- Energy-efficient solar panels generating income and hot water promoting sustainability and cost savings
- Expansive open-plan layout creating a seamless flow between living areas
- High ceilings and exposed wooden beams enhancing the sense of space and character throughout
- Flowerbeds wildlife pond and summer house adding character to the outdoor space



Ground Floor  
1031 sq.ft. (95.8 sq.m.) approx.



1st Floor  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 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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