



26 The Butts, Kenninghall

Guide Price £340,000 - £350,000

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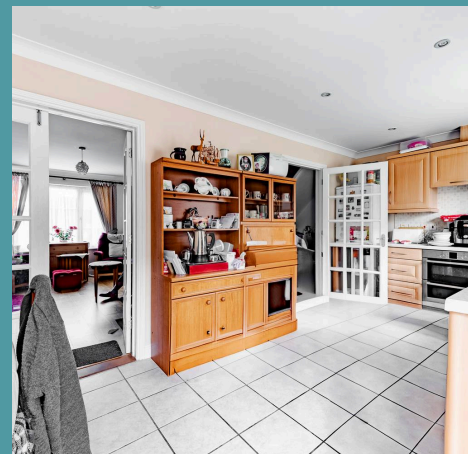
Kenninghall, Norwich

Set in a desirable village location, this well-presented mid-terraced property boasts a functional layout ideal for modern living. The inviting lounge offers a cosy fireplace and plenty of space for relaxing or entertaining. The contemporary kitchen/diner is perfect for family meals, featuring integrated appliances and French doors that lead out to the private rear garden. Upstairs, the master suite includes an en-suite bathroom, while the other two bedrooms are generously sized with built-in wardrobes. With a private garden, garage, off-road parking, and a car charging point, this home combines comfort, practicality, and convenience.

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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The Butts

This well-presented mid-terraced property offers a comfortable and functional layout in a sought-after village location. Ideal for those looking for a peaceful setting with convenient access to essential amenities, the home provides an inviting lounge features a large front-facing window, a cosy fireplace with an electric fire, and ample space for relaxing or entertaining.

The kitchen/diner with its contemporary design, offering an integrated oven, hob, and extractor fan, along with plenty of room for dining and access to the rear garden through French doors.

Upstairs, you'll find three well-sized bedrooms, including a master suite with its own en-suite bathroom, ensuring privacy and comfort. The remaining bedrooms are also generously proportioned and offer built-in wardrobes. The family bathroom is tastefully designed with modern fittings, including a panelled bath with a shower over, a vanity unit with a wash hand basin, and a low-level flush WC.





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Outside, the property benefits from a private enclosed rear garden, primarily laid to lawn with mature trees and a paved patio area, perfect for al fresco dining and relaxation. The garden is easily accessed via the French doors in the kitchen, providing seamless indoor-outdoor living.

A single garage, with power and lighting, is located to the rear, along with off-road parking and a car charging point, offering convenience and practicality for modern living.

Agents Note

Sold Freehold

Connected to oil-fired heating - alongside remaining mains services

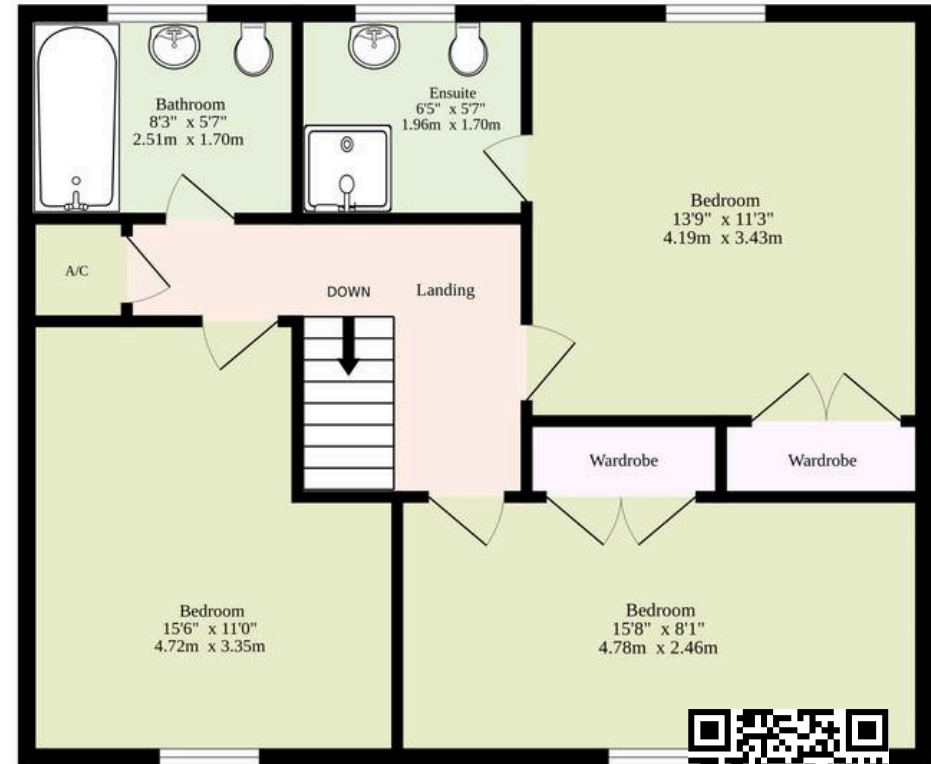
- Set in a desirable village location
- Spacious lounge with cosy fireplace
- Contemporary kitchen/diner with integrated appliances
- French doors leading to the private rear garden
- Master bedroom with en-suite and built-in storage
- Family bathroom with modern fittings
- Private enclosed rear garden with patio area
- Single garage with power and lighting
- Off-road parking and car charging point



Ground Floor
601 sq.ft. (55.8 sq.m.) approx.



1st Floor
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 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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