



10 School Close, Kenninghall

Norwich



Minors & Brady



# 10 School Close

Kenninghall, Norwich

Set in the heart of Kenninghall, this beautifully updated two-bedroom bungalow boasts a stunning, newly landscaped rear garden, a private haven featuring a sloped lawn, raised planters brimming with colourful flowers, and a brick-weave patio beneath a charming pergola, perfect for entertaining or relaxing outdoors. Inside, the home combines village charm with modern comfort, offering a spacious lounge/diner, a kitchen with solid wood units, a separate utility room, and a contemporary bathroom with an electric shower. On-street parking to the front adds convenience, while the garden backs onto the primary school playing fields, enhancing the sense of space and privacy. With local shops, cafés, pubs, schools, and excellent rail connections nearby, this bungalow offers an exceptional lifestyle in a thriving village community.

- Updated two-bedroom bungalow in a sought-after village location
- Spacious lounge/diner perfect for relaxing and entertaining
- Kitchen with solid wood units and separate utility room
- Modern bathroom with electric shower over the bath
- Oil-fired central heating and double glazing throughout
- Enclosed newly landscaped, rear garden with sloped lawn, flower beds, and pergola-covered brick area
- Residents' on-street parking directly to the front of the property
- Garden backs onto primary school playing fields, providing a sense of space and privacy
- Close to local amenities including shop, pub, café, and village hall
- Excellent transport links via Diss and Attleborough stations, connecting to London and Cambridge



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## The Location

The village boasts a rich history and a strong sense of community, offering a range of amenities to suit everyday life. Residents can enjoy several traditional public houses, a village shop, post office, GP surgery, coffee shop, and scenic walking routes that showcase the surrounding countryside. The thriving primary school is rated Good by Ofsted, providing an excellent foundation for young families.

Kenninghall is conveniently located just a 15-minute drive from Diss station, which provides a direct mainline service to London Liverpool Street, making commuting straightforward. Diss itself offers a vibrant town centre with an array of independent shops, charming cafés, traditional pubs, schools, and other local services, all while maintaining its historic character.

Attleborough station is similarly accessible, approximately 15 minutes by car, offering rail services to Cambridge. The town of Attleborough provides a variety of amenities including schools, supermarkets, local cafés, pubs, gyms, and leisure facilities, ensuring residents have everything they need close to home.

This combination of picturesque village life, excellent local amenities, and superb transport links allows residents to enjoy the best of rural living without compromising on connectivity or convenience.



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## School Close, Kenninghall

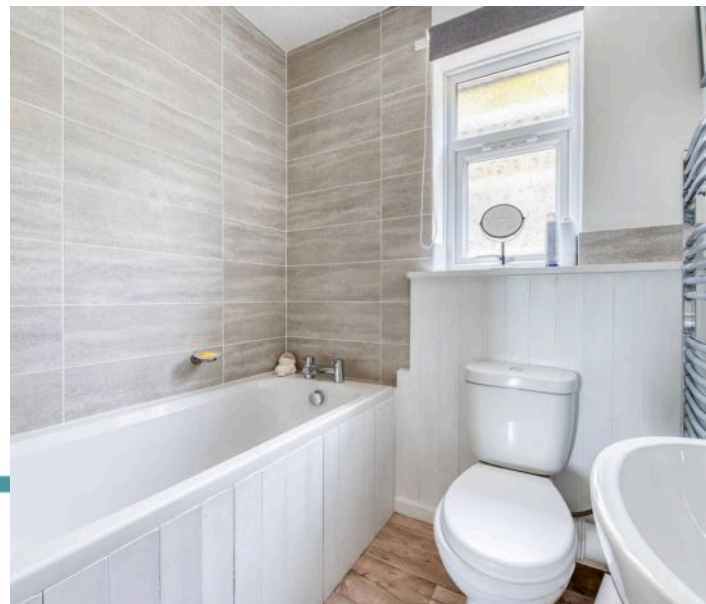
This recently updated two-bedroom bungalow offers a fantastic opportunity for first-time buyers or investors alike. Set within a peaceful and attractive village setting, the property has been thoughtfully refreshed carpets, a modern bathroom suite and a hot water system.

Inside, there are two comfortable bedrooms, a generous lounge/diner, a kitchen with solid wood units, and a separate utility room, providing both style and functionality.

The bathroom has been upgraded and includes an electric shower over the bath, while oil-fired central heating and double glazing ensure warmth and efficiency throughout.

The bungalow is accessed via a slightly elevated entrance with steps and a small grass bank, opening into a welcoming hallway. The lounge/diner is bright and spacious, ideal for relaxing or entertaining guests.

The kitchen offers ample storage and work surfaces, complemented by the utility room for added convenience.



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Outside, the property boasts a newly landscaped, well-maintained enclosed rear garden. This lovely and private space features a sloped lawn bordered by raised planters filled with an array of colourful flowers and shrubs. A brick-weave area with a charming pergola offers the perfect spot for outdoor dining or entertaining.

The oil tank is discreetly positioned within the garden, and a side gate provides easy access. Residents' on-street parking is available directly in front of the property, adding further convenience. Beyond the rear boundary, the garden adjoins the playing fields of the local primary school, creating a sense of space.

### Agents Note

### Sold Freehold

Connected to oil-fired heating, mains water, electricity and drainage.

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**Ground Floor**  
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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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