



5 School Close, Kenninghall

Norwich



Minors & Brady

5 School Close

Kenninghall, Norwich

This four-bedroom home in Kenninghall delivers space, flexibility, and a slice of countryside living at its best. With 1,374 sq. ft of well-planned accommodation, it offers a bright open-plan living and dining space, a sleek kitchen overlooking the garden, and a versatile study or guest bedroom. Outside is where it truly shines – a large driveway, garage, and a private orchard garden bursting with apple, plum, cherry, and pear trees, perfect for outdoor dining and summer gatherings. Upstairs features three comfortable bedrooms plus a flexible extra room, ready for a dressing space, nursery, or even an en-suite. All this comes with village amenities on your doorstep and London Liverpool Street just 90 minutes away from nearby Diss station. A home that blends rural charm with modern convenience – and it's ready for you to move in.

- Attractive four-bedroom freehold home offering 1,374 sq. ft of versatile living space
- Spacious living and dining area with skylight and patio doors opening to the garden
- Well-equipped kitchen with integrated oven, hob, and views over the rear garden
- Flexible ground-floor study or additional bedroom plus separate utility room
- Large driveway with parking for up to four vehicles and integral garage with conversion potential (stpp)
- Private rear garden with extensive decking – perfect for outdoor dining and entertaining
- Beautiful orchard garden featuring apple, plum, pear, cherry, gooseberry, blackberry, and honeyberry





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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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Discover this beautifully maintained freehold residence offering approximately 1,374 sq. ft of well-designed living space across two floors. Perfectly blending practicality with charm, the property boasts a spacious garage, generous off-road parking for up to four vehicles, and a stunning orchard garden that brings a touch of countryside living to your doorstep.

The home is approached via a sizeable driveway framed by a neat front lawn, creating a warm and welcoming first impression. Inside, the interiors are thoughtfully finished, featuring double-glazed windows and elegant oak internal doors throughout. The well-appointed kitchen enjoys views over the rear garden and is fitted with solid wooden base and wall units, an integrated electric oven and hob with extractor, and ample space for casual dining. The bright and airy living-dining room is a true highlight, complete with a skylight and patio doors that open directly onto the garden – an ideal space for entertaining family and friends.

A ground-floor study or additional bedroom provides flexibility for home working or guest accommodation, while the utility room offers practicality with space for white goods, side access, and a convenient internal door to the garage, which could also serve as a home gym or workshop.

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The rear garden is both private and sun-filled, featuring an extensive wooden deck that wraps around the back and side of the property – perfect for al fresco dining and summer gatherings.

A delightful orchard enhances the outdoor space, featuring a wonderful variety of fruit trees and bushes including Cooking Plum, Bramley Apple, Red Apple, Victoria Plum, Conference Pear, Cherry, Gooseberry, Blackberry, and Honeyberry – a dream for gardening enthusiasts and those who love homegrown produce.

Upstairs, you'll find three well-proportioned bedrooms, all fully carpeted and equipped with radiators for comfort. In addition, there is a versatile room that could serve as an office, dressing room, or nursery, with plumbing already in place for an en-suite should you wish to add one. The stylish family bathroom offers a bath, separate shower enclosure, wash basin, WC, and practical flooring – designed with modern living in mind.

Agents Note

Sold Freehold

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

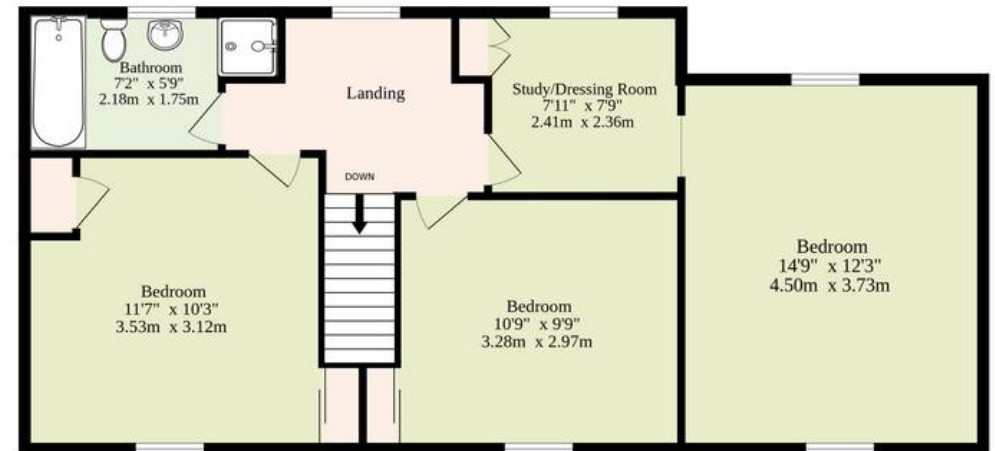


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Ground Floor
846 sq.ft. (78.6 sq.m.) approx.



1st Floor
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1374 sq.ft. (127.6 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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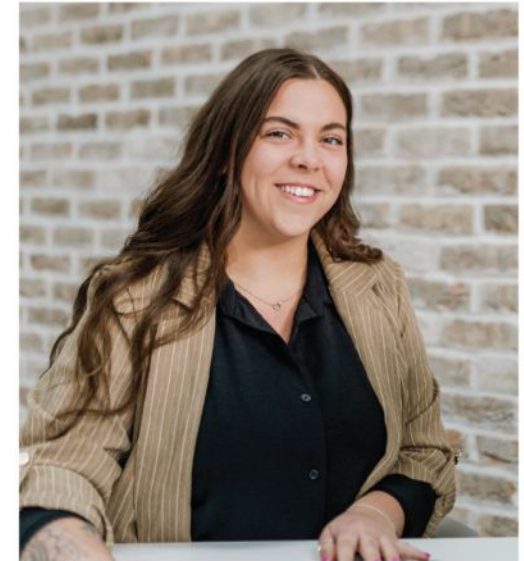
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
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Meet *Anya*
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