



44 School Close, Kenninghall

Norwich



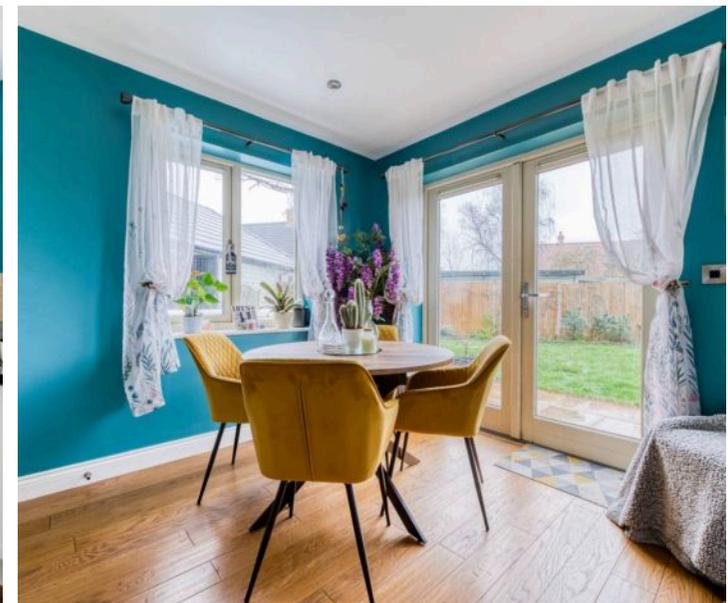
Minors & Brady

## 44 School Close

Kenninghall, Norwich

Situated within a popular village location, this stylishly presented modern family home offers spacious and thoughtfully arranged accommodation across three floors. Beautifully maintained throughout, the property combines contemporary presentation with practical design, creating a home well-suited to modern family life.

The layout provides well-proportioned rooms, generous bedroom space and a natural flow between living areas, all enhanced by an abundance of light and a strong sense of openness throughout. With four double bedrooms, private outdoor space and excellent transport connections nearby, the property represents a balanced and versatile home in a well-connected rural setting.



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Kenninghall, Norwich

- Four bedroom semi-detached home arranged over three floors
- Beautifully maintained and modern presentation throughout
- Spacious kitchen and dining area with additional well sized living room featuring a bay window recess
- Air source heat pump providing energy efficient heating
- Non-overlooked beautifully maintained and modern presentation throughout
- Driveway providing off road parking
- Garage conversion currently used as a gym, offering flexible use or potential storage space
- Village location with convenient rail links to Cambridge and London

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



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Kenninghall, Norwich

### Location

School Close is positioned within the well-regarded village of Kenninghall, offering a peaceful rural setting while remaining well connected to nearby towns. Kenninghall provides a range of everyday amenities including a primary school, village shop with post office, public house, and community facilities, all contributing to a strong local atmosphere. The surrounding countryside offers scenic walking routes and open green spaces, ideal for outdoor enjoyment.

The market towns of Attleborough and Diss are both within easy driving distance, providing supermarkets, secondary schooling, rail links to Norwich, Cambridge and London Liverpool Street, and a wider selection of shops and services. Road access to the A11 and A1066 allows straightforward travel across Norfolk and into neighbouring Suffolk, making this location both practical and appealing.



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Enter into the home via the hallway with access to a convenient WC. To the front, the living room features a cleverly designed bay window recess, creating additional floor space and allowing for plenty of natural light. To the rear, the open plan kitchen and dining area forms the central hub of the home, offering ample room for family dining and everyday use. The kitchen is fitted with a range of modern units and work surfaces, and patio doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor space.

On the first floor, the landing benefits from a high ceiling that extends upwards towards the second floor, with a Velux skylight allowing natural light to filter through and brighten the space. The principal bedroom is positioned on this level and includes an en suite shower room. A further double bedroom and the family bathroom complete the first floor accommodation.

The second floor provides two further double bedrooms, offering flexibility for growing families, guest accommodation or home working requirements. Each room is well proportioned, maintaining the consistent feeling of space found throughout the property.



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Externally, a long gravel driveway provides off road parking for approximately three vehicles and leads to an attached single garage, which has been converted into a gym but could equally serve as storage or be adapted to suit individual needs. The rear garden is generously sized, enclosed and enjoys a good degree of privacy. A combination of lawn and Indian sandstone patio creates a practical outdoor area suitable for entertaining or everyday family use.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council tax band - C



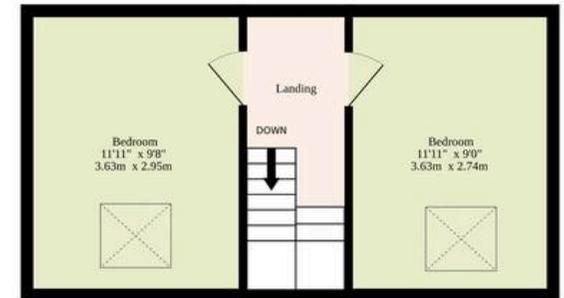
Ground Floor  
499 sq.ft. (46.4 sq.m.) approx.



1st Floor  
465 sq.ft. (43.2 sq.m.) approx.



2nd Floor  
239 sq.ft. (22.2 sq.m.) approx.



**TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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