



25 School Close, Kenninghall

Norwich



Minors & Brady

25 School Close

Kenninghall, Norwich

This attractive home presents a fantastic chance to modernise and tailor a property to individual taste. Its layout is practical and flexible, making it well-suited to both everyday living and entertaining. Generous room proportions throughout create a sense of space and comfort. Natural light flows well across the main living areas, enhancing the overall feel of the interior. The outdoor space offers excellent scope for landscaping or further improvement. Located in a desirable rural setting, it combines tranquillity with community appeal. A strong option for buyers seeking long-term potential in a well-regarded location.

- Three well-sized bedrooms
- Separate living and dining areas
- French doors opening to the garden
- Kitchen with adjoining utility room
- Ground floor WC
- Ample internal storage
- Spacious family bathroom
- Large private rear garden
- Driveway with extensive parking
- Garage for storage or vehicle use





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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

Situated in the sought-after village of Kenninghall, this well-proportioned three-bedroom family home offers excellent potential for buyers looking to make a property their own. Set on a generous plot in a quiet location, the home provides a comfortable layout and plenty of space both inside and out.

The ground floor comprises a welcoming entrance hall leading to a dining room and a separate sitting room, which features French doors opening directly onto the garden, ideal for enjoying the outdoor space and allowing in plenty of natural light.

The kitchen is positioned conveniently alongside a utility room, with additional benefits including a ground floor WC and a useful storage cupboard.

Upstairs, the property offers three bedrooms and a family bathroom, providing ample accommodation for a growing family or those needing extra space for home working.

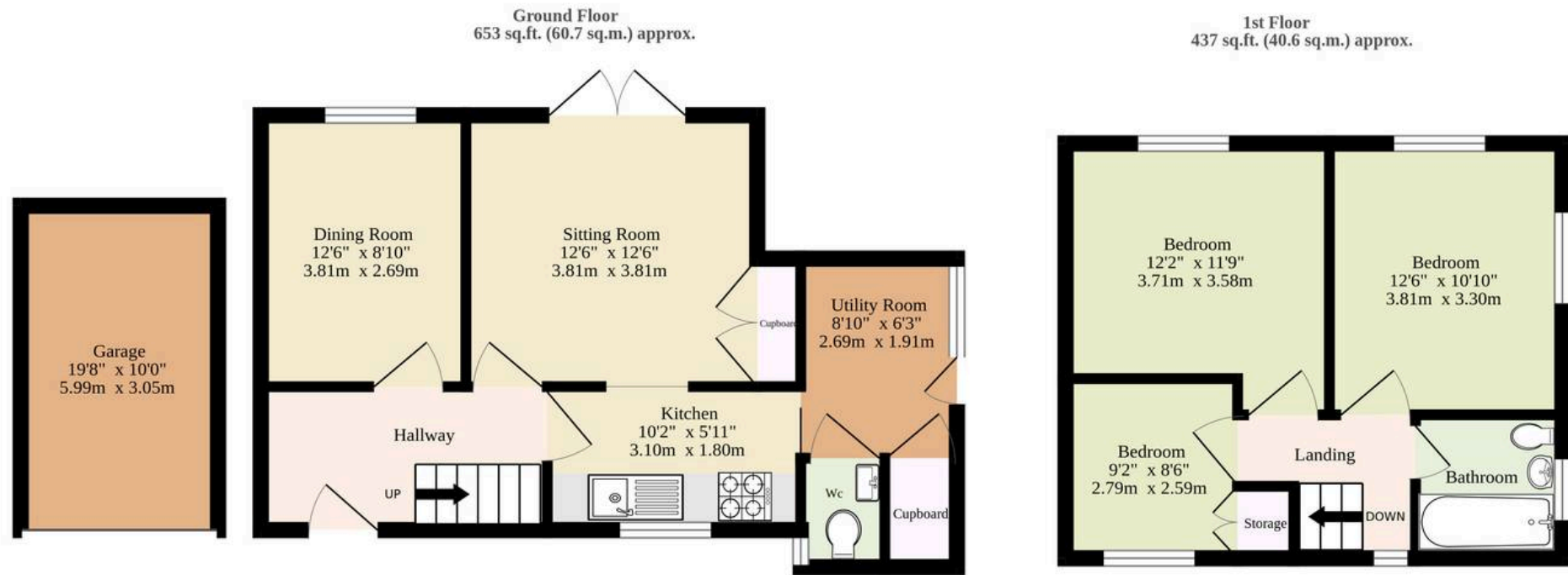
Externally, the property continues to impress with a large driveway offering plenty of off-road parking, as well as a garage for additional storage or vehicle use. The rear garden is a great size, mainly laid to lawn with a patio area, making it perfect for outdoor entertaining or family use.

Overall, this is a good-sized family home in a peaceful village setting, offering a fantastic opportunity to personalise and add value.

Agents Note

This property will be sold freehold and connected to mains water, electricity and drainage. Alongside oil-fired heating.





TOTAL FLOOR AREA : 1090 sq.ft. (101.3 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



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Meet *Theo*
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