



12 The Butts, Kenninghall

Norwich



Minors & Brady

An exceptional executive family home offering beautifully upgraded interiors, generous living space, and an outstanding multi-level garden setting. Immaculately presented throughout, the property features four double bedrooms, stylish updated bathrooms, and a stunning open-plan kitchen diner designed around modern family living. The spacious sitting room is enhanced by a charming wood-burning stove and flows seamlessly into the kitchen area, creating a bright and sociable atmosphere throughout the ground floor. High-quality finishes including herringbone flooring, marble-style accents, chrome fixtures, and a striking navy kitchen elevate the home's contemporary feel. Externally, the property enjoys a driveway with multiple off-road parking spaces, garage, mature gardens with fruit trees, and access to nearby woodland walks in a peaceful residential setting.

- Detached executive family home finished to a high modern standard throughout
- Four generously sized double bedrooms including en-suite to the principal bedroom
- Stunning recently updated navy kitchen diner with chrome fixtures and marble-style accents
- Spacious open-flow ground floor layout ideal for modern family living and entertaining
- Sitting room featuring a charming wood-burning stove and large opening into the kitchen diner
- Additional reception room offering flexibility as a playroom, office, snug, or dining room
- Stylish herringbone flooring running throughout the ground floor accommodation
- Contemporary family bathroom with dual sinks, patterned flooring, and marble-style finishes
- Extensive multi-level rear garden with mature planting
- Driveway with multiple off-road parking spaces, garage, boarded loft storage, and access to nearby woodland walks



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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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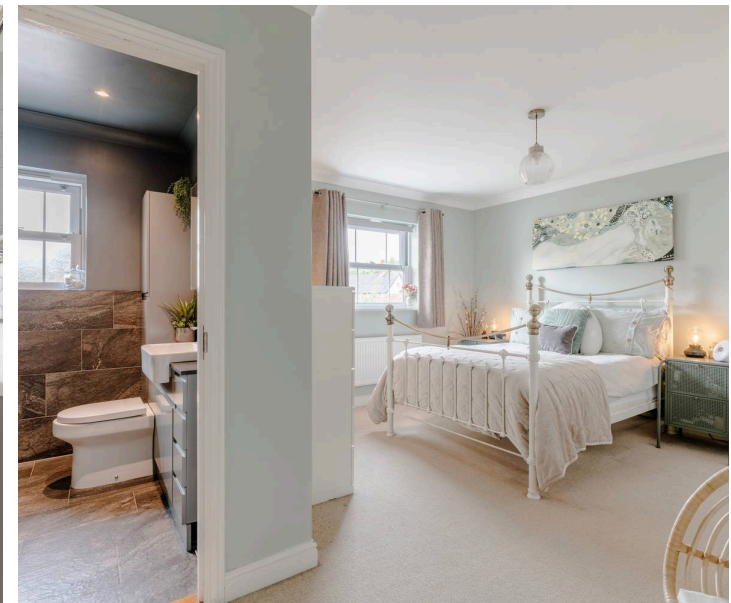
Kenninghall, Norwich

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Set within a peaceful and highly desirable location with access to nearby woodland walks, this beautifully presented detached executive home offers an exceptional balance of space, style, and practicality, perfectly suited to modern family living. Thoughtfully improved throughout by the current owners, the property showcases high-quality finishes, generous proportions, and a wonderfully flowing layout designed around both everyday life and entertaining.

From the moment you arrive, the home immediately impresses with its attractive frontage, multiple off-road parking spaces, driveway, and garage, all complemented by mature surrounding gardens that further enhance the sense of privacy and space. Stepping inside, the welcoming entrance hall sets the tone for the rest of the property, where stylish herringbone flooring flows throughout the ground floor, creating a cohesive and elegant finish.

The sitting room provides a warm and inviting living environment, centred around a charming wood-burning stove which creates a cosy focal point during the colder months. A large opening connects the sitting room seamlessly into the stunning kitchen diner, helping to create a sociable open-flow layout perfectly suited to modern lifestyles. The additional reception room offers excellent versatility and could be utilised as a playroom, home office, snug, or formal dining room depending on a purchaser's requirements.



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Undoubtedly the heart of the home is the beautifully upgraded kitchen diner, carefully designed to combine style with functionality. Finished in a striking navy colour scheme with chrome fixtures, marble-style accents, and dual Belfast sinks, the kitchen offers both character and contemporary appeal. Extensive worktop space, ample cabinetry, and generous dining space make it ideal for both family life and entertaining guests. The matching utility room continues the same high standard of finish while providing additional practicality and storage, alongside convenient access to the ground floor WC.

Upstairs, the property continues to impress with four generously sized double bedrooms, offering excellent accommodation for growing families or those requiring flexible guest or workspace options. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a beautifully updated family bathroom featuring dual sinks, marble-style detailing, patterned flooring, and contemporary fittings, all combining to create a luxurious feel.

Further practicality is provided by a substantial loft space which has been boarded, offering excellent additional storage.



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Externally, the gardens are a true highlight of the property. Wonderfully mature and exceptionally generous in size, the multi-level rear garden provides a variety of spaces to relax, entertain, and enjoy throughout the seasons. Fruit trees, established planting, and lawned areas combine to create a peaceful outdoor environment rarely found, while the overall plot offers both privacy and versatility for families and keen gardeners alike.

Combining stylish modern upgrades with spacious family accommodation and a highly desirable setting, this outstanding home presents a rare opportunity to acquire a beautifully finished property ready to enjoy from day one.

Agents Note

This property will be sold freehold.

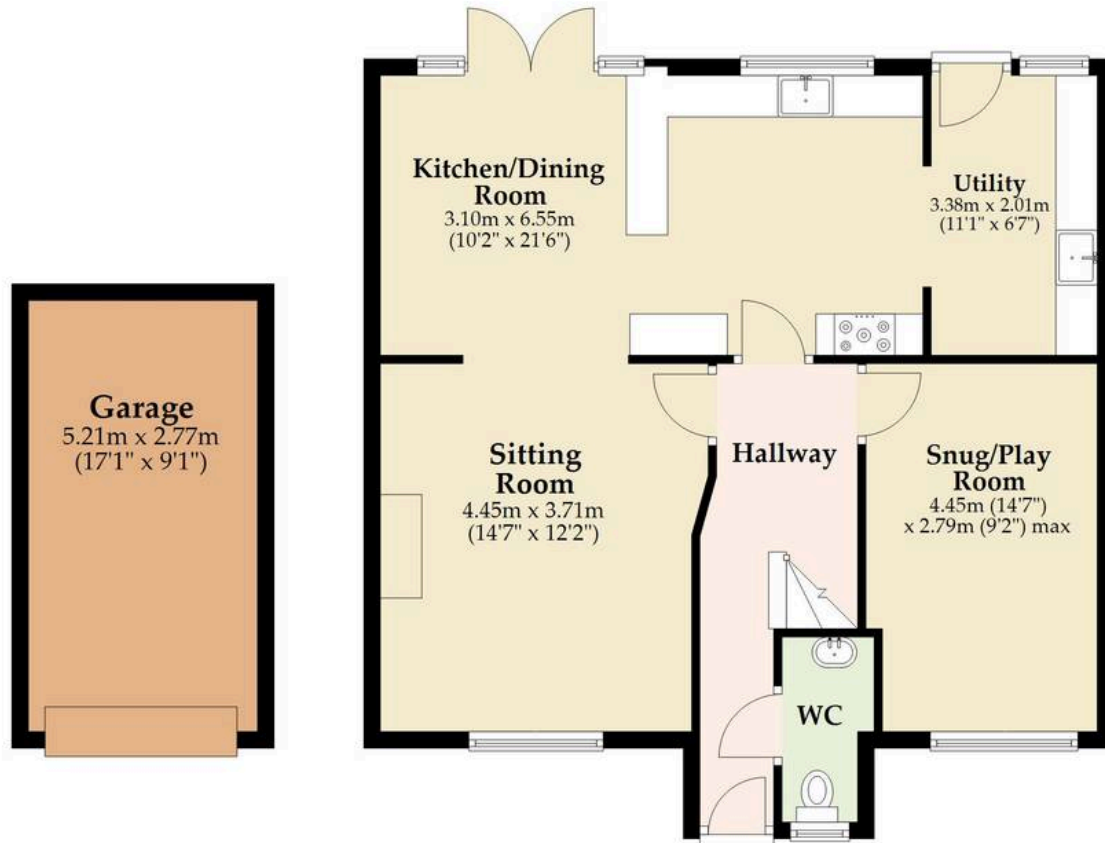
Connected to oil-fired heating, mains water, electricity and drainage.

Annual maintenance contribution of £210 towards the upkeep of the shared driveway.



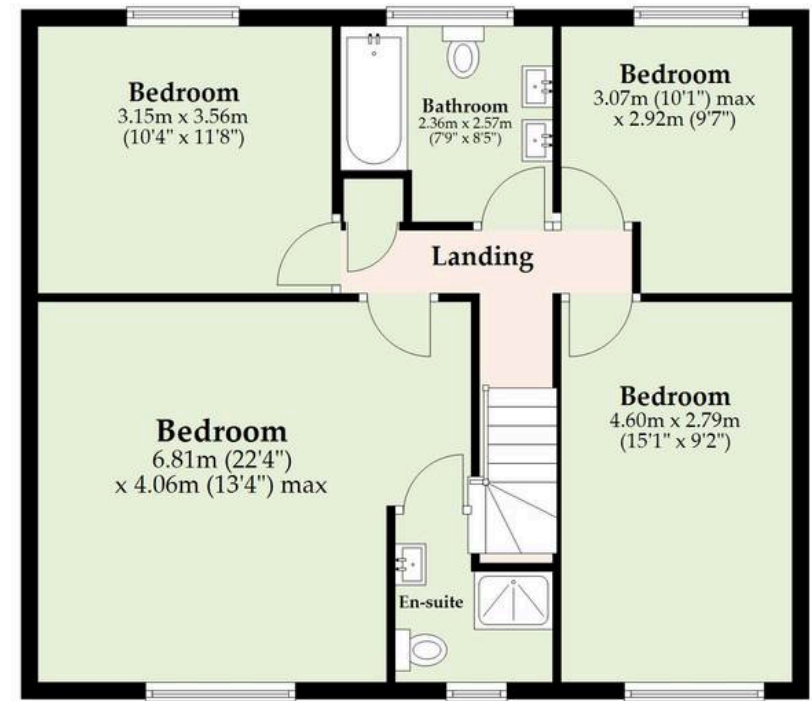
Ground Floor

Approx. 87.6 sq. metres (942.7 sq. feet)



First Floor

Approx. 74.7 sq. metres (804.2 sq. feet)



Total area: approx. 162.3 sq. metres (1746.9 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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