

Lopham Road | Kenninghall | NR16 2DT

Asking Price £395,000

twgaze

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Non-estate position with countryside views to front and rear. Spacious kitchen/diner. Living room with wood burner. 4/5 bedrooms. Bathroom and en-suite. Ample parking. Property requires ongoing work, however, represents an exciting project. No onward chain.

Council Tax: E
EPC: F

- Non-estate position
- Current sellers have invested in a series of works since purchasing (speak to office)
- Spacious kitchen/diner with statement feature chimney breast
- Generous gardens
- No onward chain
- Open countryside views to front
- Exciting ongoing project with scope for further improvements
- Living Room with wood burning stove
- Ample parking for a number of vehicles

Location

The Breckland village of Kenninghall is picturesque and has a variety of period and character buildings dotted along West and East Church Street, along with more modern properties closer to the primary school. There is a station on the Norwich to Ely/Cambridge rail line at neighbouring Eccles Road and just a few miles further west is access onto the A11 dual carriageway, providing access into Norwich and out of the county. The historic and cultural 'fine' city of Norwich is roughly 20 miles from Kenninghall, and offers a wide range of shopping, entertainment and educational facilities. To the north west of the city is an international





















airport; the superb North Norfolk coast is also within a 30 mile drive from the City.

The property

This family home is positioned in a non-estate position, offering excellent space, whilst also presenting an exciting 'project' opportunity due to the ongoing works required. The current sellers have already carried out a series of refurbishment works under their ownership, knocking through the previously small, original kitchen and separate sitting room, to create a wonderful kitchen/diner which boasts plenty of space and light, as well as a prominent feature chimney breast with a Range Master oven. A new opening also allows access into the living room, with an impressive brick chimney breast and wood burning stove. The layout caters for flexibility in its use of bedrooms, with either 3 or 4 bedrooms on the first floor; one of which being nicely suited as a dressing room. A former garden/reception room on the ground floor also provides an option to be used as a 4/5th Bedroom if desired.

Outside

Mature grounds to front and rear are laid to lawn. A gravel driveway allows off-road parking for several vehicles. There are field views to the front and beyond the rear boundary.

Services: Mains electricity and water are connected. Hot water via emersion. Central heating via back boiler connected to the wood burner.

Agent Note: The property has a right of access across the neighbouring track on approach to the driveway.

Viewing: By appointment with TW Gaze.

How to get there: What3words: lifetimes.overnight.reworked

Freehold

Council Tax: E

Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.
In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

Ref: 2/20157

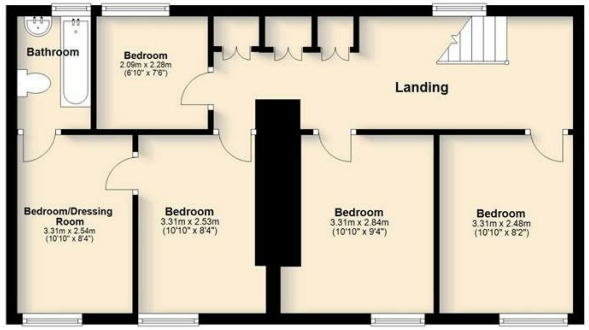






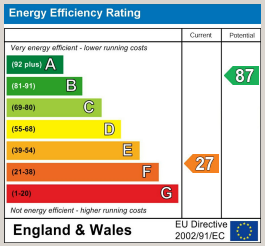


Ground Floor
Approx. 65.2 sq. metres (701.5 sq. feet)



First Floor
Approx. 55.7 sq. metres (599.2 sq. feet)

Total area: approx. 120.8 sq. metres (1300.7 sq. feet)



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