# Fleur Cottage | Kenninghall | NR16 2EN

## Offers Over £200,000

twgaze

# Fleur Cottage | Kenninghall | NR16 2EN
# Offers Over £200,000

Fleur Cottage is a well-presented period home set in the heart of Kenninghall, a popular and well-served village. The property offers a comfortable layout with a good-sized sitting room, a study area and a modern shaker-style kitchen with space for dining. Upstairs there are two bedrooms and a bathroom, while outside there's a private courtyard garden with a brick-built barbecue and useful outbuilding. A lovely cottage that combines character with everyday practicality.

- Charming period cottage in the centre of the sought-after village of Kenninghall
- Spacious sitting room with study area to one side
- Useful brick outbuilding offering storage or potential for repurposing
- Easy access to the A11 and market towns of Diss and Attleborough
- Recently refitted shaker-style kitchen with space for dining
- Private and enclosed courtyard garden with brick-built barbecue area
- Peaceful village setting with pub, shop and primary school all nearby
- **NO ONWARD CHAIN **

Location

Fleur Cottage is located within the popular village of Kenninghall, a charming and picturesque village offering a tranquil and idyllic lifestyle for those seeking a peaceful retreat. Boasting a rich history dating back to medieval times, Kenninghall captivates residents and visitors alike with its characterful architecture and historic landmarks. The village centre features a delightful array of traditional cottages, adorned with thatched roofs and timber frames, creating a quaint and charming atmosphere. Kenninghall is surrounded by stunning landscapes and natural beauty. The village is encompassed by rolling green fields, enchanting woodland areas, and meandering streams, offering endless opportunities for leisurely walks, picnics, and exploration. Benefitting from excellent transport links to the A11, and with the market towns of Diss and Attleborough respectively both just a short drive away. For families, Kenninghall is an ideal location due to its close-knit community and excellent educational facilities which includes a primary school.

The Property

Fleur Cottage is a lovely period home with two bedrooms and is of a clay lump construction with a recently limewashed render, offering charm, warmth and a surprisingly generous layout. The front door opens into a comfortable living room with a study area set to one side, creating a flexible space for home working or reading. Beyond this, the kitchen at the rear has been fitted with attractive shaker-style units and provides room for a dining table and chairs, making it the natural heart of the home. Upstairs there are two bedrooms, one of which is a spacious double and a bathroom fitted with a bath, low-level WC and hand basin.

Outside

To the rear is a private courtyard garden, enclosed and easy to maintain, offering space for a small table and chairs, perfect for enjoying the sunshine. There is also a brick-built barbecue area and a useful outbuilding which could serve as storage or be adapted to suit other needs.

Services

Mains electricity and water are connected to the property. Mains Drainage. Heating via an oil boiler.

How to get there

What3words

///masterpiece.respect.tasty

Viewing

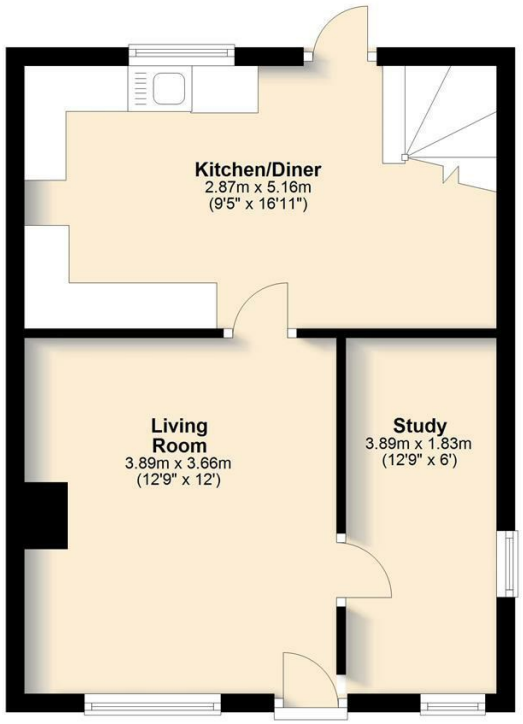
Strictly by appointment with TW Gaze.

Freehold

Ref: 2/20012/KH

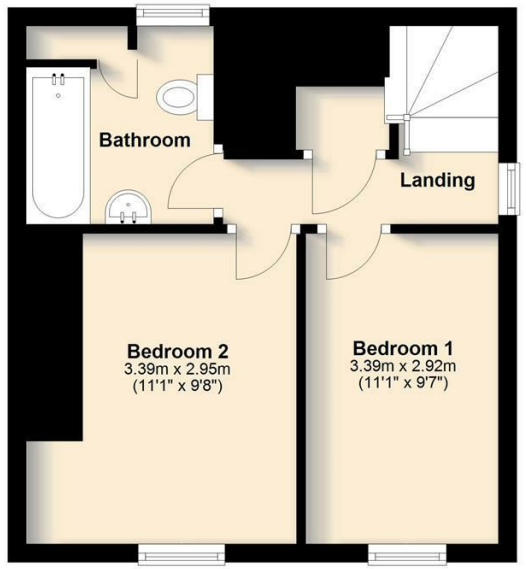
## Ground Floor

Approx. 37.0 sq. metres (398.4 sq. feet)

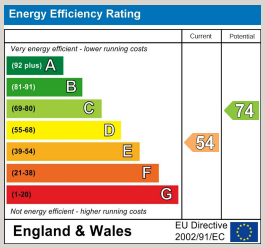



## First Floor

Approx. 31.9 sq. metres (343.8 sq. feet)




Total area: approx. 69.0 sq. metres (742.3 sq. feet)




10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 641341
prop@twgaze.co.uk