



East Church Street | Norwich | NR16 2EP  
£550,000

twgaze



# East Church Street | Norwich | NR16 2EP £550,000

A delightful period home offering spacious accommodation of 3 bedrooms, 2 bath/shower, sitting/dining room, kitchen/breakfast room, utility and separate wc. Hyperfast Broadband. Established gardens with shed and greenhouse.

- A well presented period village home
- Generous utility room with store cupboard and separate laundry/wc
- Bespoke oak staircase
- Attractive gardens with greenhouse and shed
- Shop and doctors surgery
- Light and airy kitchen/breakfast
- Woodburning stove for cosy nights in
- 2 bath/shower rooms
- Excellent village with school
- Delightful local walks

## Location

Kenninghall is a sought-after South Norfolk village, with East and West Church Street, positioned either side of the church, regarded as particularly attractive and largely unaltered, retaining strong period character. The village offers a good range of everyday amenities including a well-run village store with Post Office, doctor's surgery, primary school, church, a selection of local businesses and two public houses. The surrounding countryside is gently undulating and includes areas of community woodland, giving the village a well-established and rural feel. Kenninghall is conveniently located for access to wider facilities, with the A11 just a couple of miles away, now dual carriageway all the way to the A14, providing straightforward access towards Newmarket and Cambridge. A mainline rail service is available at Diss (approximately 8 miles) with direct services to London Liverpool Street in around 90 minutes. Bury St Edmunds lies around 18 miles away, while Norwich, with its extensive cultural amenities and international airport, is approximately 23 miles distant.







## The Property

White Haven occupies a position on the edge of the village along East Church Street, within the Conservation Area, set back from the road with a front garden and parking to the side. The owners' main access is via the rear door, reached through wooden gates. Internally, the accommodation is well-proportioned and characterful, combining exposed beams and timber framing with a more recent kitchen/breakfast room extension. Above the kitchen is a bedroom with en-suite, accessed via a staircase at one end of the room. Two further bedrooms are located within the original part of the house and are accessed via a bespoke oak staircase, one of which benefits from a walk-in wardrobe with further fitted wardrobes. A bathroom off the landing includes a bath with electric shower over.

A particular feature is the generous utility room, which benefits from a store cupboard/walk-in pantry and a separate cloakroom/laundry room. A conservatory added by the current owners enjoys views over the rear garden.

## Outside

The property is approached via a shingled driveway from the road. Double wooden gates lead into the rear garden, where the oil tank is discreetly positioned to the left of the house. The garden is predominantly laid to lawn and includes a greenhouse, vegetable trug, two sheds and a wood store. A useful verandah sits directly outside the utility room, providing a shaded seating area during warmer months.

## Services

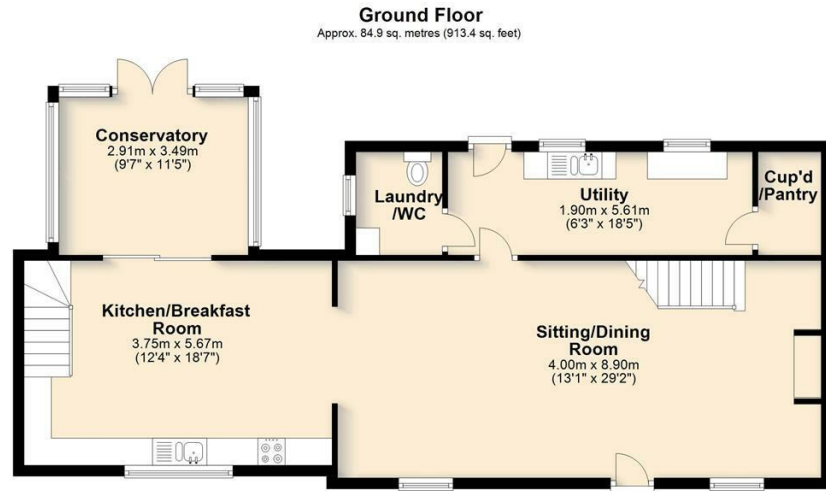
Mains water, drainage and electricity are connected. Oil-fired boiler providing heating to radiators and domestic hot water.

How to get there - What3Words [///petted.skim.currently](https://www.what3words.com/#!/petted.skim.currently)

Tenure - Freehold

Viewing - Strictly by appointment with TW Gaze.

Ref: 2/20092



Total area: approx. 144.9 sq. metres (1559.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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