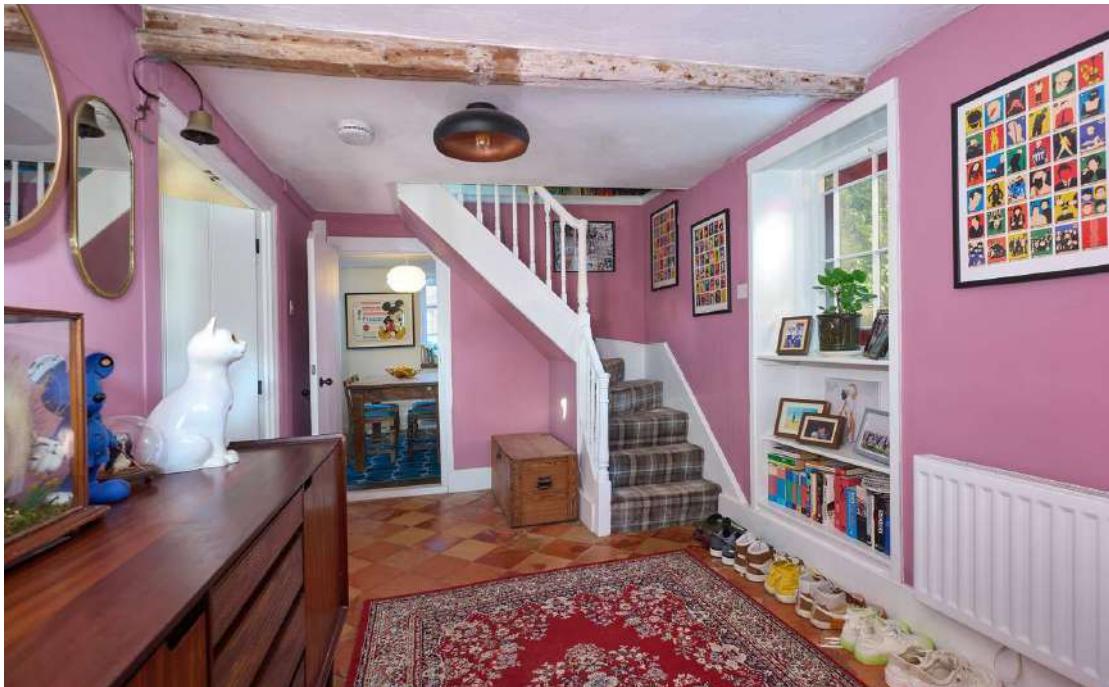




# COACHMANS COTTAGE

WEST CHURCH STREET, KENNINGHALL, NR16 2EN



A superbly appointed and presented Grade II Listed village house with spacious accommodation and a charming and well-stocked garden.

The property is a charming Grade II Listed village house with attractive brick and rendered elevations. The property has been lovingly updated by the current vendors and now offers spacious and versatile accommodation with an abundance of character.

The front door leads into a spacious reception hall with double doors opening to the delightful double aspect sitting room with superb feature inglenook fireplace. The kitchen/breakfast room is to the rear and fitted with a comprehensive range of wall and base units. There is a useful rear porch which doubles as utility area. On the first floor are three excellent double bedrooms, each with individual character. The vendors have created an impressive main bathroom with bath and separate shower. On the second floor is a superb double aspect room that the vendors currently use as a further sitting room. However, there is an en-suite shower room so it would make an impressive principal suite.

Immediately to the rear of the house is a charming courtyard with stores and w.c. A shared driveway

to the neighbouring property runs to the side of the house and also gives access to the principal garden which is a stunning feature in the heart of the village. The vendors have superbly landscaped the garden which is laid to lawn bordered by mature shrubs and trees including an impressive apple tree. There is a delightful alfresco entertaining terrace and a charming kitchen garden.

#### LOCATION

Kenninghall is a delightful village with a shop and two public houses as well as health centre and primary school. Nearby is the market town of Diss which offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds.

#### SERVICES

Central heating via electrorads and 2 wood burners. Mains electricity and water, drainage via septic tank. (Apparatus, equipment, fittings or services have not been tested by Durrants so can't be verified are in working order)



4



1



2



2



9.2  
Miles







## FLOOR PLAN



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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## LOCAL AUTHORITY

Breckland District Council  
Council Tax Band E

## ENERGY PERFORMANCE

The property is exempt from needing an energy certificate because it is Grade II Listed.

## AGENT'S NOTE

The property is set back from the road with room to park in front albeit not allocated. The previous owners created parking within the main garden which could easily be reinstated if required.

## VIEWING

Viewing is strictly by arrangement with the vendors' agent Durrants, please call 01379 642233.

## BUILDING CONSULTANCY

Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations and project management - please contact us if you would like to discuss.

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

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