



## Crown Courtyard, Kenninghall, Norwich, NR16 2AW

**Guide Price £425,000 - £450,000**

Tucked away in a secluded position within the heart of the village, this most spacious (1300 sq ft) four bedroom house is pleasantly situated in an attractive and private courtyard. Boasting large southerly facing rear gardens, car port and garage. Being sold with no onward chain.

- No onward chain
- En-suite facilities
- 2 Reception rooms
- Freehold
- Car port
- Southerly facing rear gardens
- Council Tax Band C
- Energy Efficiency Rating C.



## Property Description

### Situation

The property is found within the centre of the village in a secluded and private courtyard being set back off the main road and accessed via a shared driveway, (access solely by a handful of properties found within this select and upmarket development). The attractive and traditional village of Kenninghall is situated north of the A1066 connecting Thetford to Diss. The village offers a good range of amenities and facilities, including schooling, doctors surgery, well stocked village shop/convenience store and public house and over the years has proved to have been a popular and sought after location. The historic market town of Diss lies only 9 miles to the east providing a more diverse range of amenities and facilities including a mainline railway station with regular/direct services to London Liverpool Street and Norwich.

### Description

The property comprises a four bedroom mews like house having been built some 15 or so years ago and of traditional brick and block cavity wall construction with pleasing colour wash rendered elevations, replacement upvc double glazed windows and doors, (6 years old) and heated by a modern oil fired central heating boiler via radiators. The property is also connected to mains drainage. Throughout the property is presented in an immaculate decorative order having been well maintained and cared for, whilst having generous size rooms all flooded by plenty of natural light, (predominantly the principle rooms all enjoying a southerly aspect and delightful views over the rear gardens).

### Externally

The property is approached via a shared driveway, (shared with just a handful of properties within the mews itself) and approached via a hardstanding brick weave driveway leading up to the front of the house and adjacent carport measuring 20' 0" x 8' 11" (6.10m x

2.72m) which in turn leads to the single garage with up and over door to front, power/light connected, storage space within eaves and window to rear). The property has an allocated parking space behind the garage and also visitor parking available. The main gardens lie to the rear of the property and are of a most generous size being predominantly laid to lawn and enjoying a pleasing leafy green outlook, enclosed by panel fencing and with a paved patio area abutting the rear of the property creating an excellent space for alfresco dining. Beyond the gardens there is the benefit of a shared communal garden which is of a good size and established trees. The properties within the courtyard have sole access to this area and the agent advises servicing the upkeep of this communal area and shared driveway is a charge of £100.00 per annum. For further information regarding this please contact the selling agent.



The rooms are as follows

**ENTRANCE HALL:** A pleasing and welcoming first impression with access via a wooden door to front, stairs rising to first floor level with under stairs storage cupboard space. Six panel internal doors giving access to reception room one, kitchen and wc. Built-in storage cupboard to side. LVT flooring.

**WC:** With frosted window to front comprising a low level wc and wash hand basin with tiled splashbacks in white. Space and plumbing to side for washing machine. Storage cupboard above.

**KITCHEN:** Found to the front of the property and presented in an excellent condition with a good range of wall and floor unit cupboard space, marble effect roll top work surfaces, tiled splashbacks, inset one and a half bowl sink with drainer and mixer tap. Space for white goods.

**RECEPTION ROOM ONE:** With window overlooking the rear gardens. Feature fireplace to side with inset electric fire. Arch connecting through to reception room two.

**RECEPTION ROOM TWO:** Another light, bright and airy room found to the rear of the property and serving well as a formal dining room. Secondary door giving access through to the conservatory.

**CONSERVATORY:** An upvc double glazed conservatory extension upon a brick plinth and with French doors to side giving access onto the patio area and gardens beyond. Fitted blinds and tiled flooring.

**FIRST FLOOR LEVEL: LANDING:** A part gallery style landing with six panel internal doors giving access to the four bedrooms and bathroom. Deep storage cupboard to side housing the hot water cylinder.

**BEDROOM ONE:** A double aspect principle bedroom with a good range of built-in storage cupboard space and the luxury of en-suite facilities.

**EN-SUITE:** With window to front and comprising a tiled shower cubicle, low level wc and wash hand basin.

**BEDROOM TWO:** Another generous sized room being L shaped in size and found to the rear of the property.

**BEDROOM THREE:** With window overlooking the gardens, a single bedroom.

**BEDROOM FOUR:** Views over the rear gardens and tree line beyond.

**BATHROOM:** A modern three piece suite in white comprising a panel bath, low level wc and wash hand basin. Lino flooring.

**OUR REF:** AT046



## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

