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Middle Cottage, Kenninghall

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ESTATE AGENTS

Diss - 7.5 miles
Bury St Edmunds - 20.3 miles
Norwich - 20.8 miles

A delightful three bedroom mid-terrace cottage, with cottage style gardens within a historic & picturesque village. No onward chain.

Guide Price £275,000

Accommodation comprises briefly:

- Kitchen/Breakfast Room
- Sitting Room
- Garden Room
- Two 1st Floor Bedrooms
- Attic Room/Bedroom 3
- Family Bathroom
- Gardens



The Property

Middle Cottage is a charming three bedroom cottage with accommodation over three floors. Dating back several hundred years, the property is constructed of mellow red brick elevations under a pitched tiled roofline. The cottage benefits from not being listed but is situated in a conservation area.

Entering via the front door, you will find yourself in the spacious kitchen/breakfast room which has a bespoke wooden kitchen, space for appliances and stairs to first floor level. The room is dual aspect with ample room for dining furniture. Adjacent is the sitting room which has exposed brickwork, exposed studwork and beams. Bi-fold doors lead into the garden room. The garden room was added to the property a number of years ago providing an extra reception room which could be used as a formal dining room or sitting room, with lovely views over the south westerly aspect gardens.

On the first floor are two bedrooms (1 double, 1 single) and a family bathroom. Both of the bedrooms have built in cupboards. Up onto the second floor you will find the third bedroom/attic room.



Outside

The property has gardens to the rear, which are approximately 82 feet deep, by 23 feet wide (sts). The gardens are south westerly facing, being of traditional style with a patio area to the back of the house, which is perfect for alfresco dining and entertaining. Beyond is a lawn garden which is surrounded by raised flower beds. At the rear of the garden is a garden store and oil tank. Please note that parking is available on-road to the front of the property with un-restricted parking available within the street.

Location

The property is situated on East Church Street, which is a conservation area within the village. The village itself is steeped in history originally belonging to the Duke of Norfolk as part of the estate. The village has a friendly feel with a variety of community activities and facilities. The village shop offers a variety of products with further supermarkets being located in the neighbouring towns of Attleborough and Diss. The village has two public houses, a well renowned primary school and a parish church. Both Attleborough and Diss have mainline train services to Norwich, Cambridge and London. In addition, Kenninghall has a large network of footpaths ideal for dog walkers, with the nearest just a few yards away.

Fixtures and Fittings

All fixtures and fittings including curtains are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services

Oil fired heating. Septic tank drainage.

Local Authority

Breckland District Council

Tax Band: C

Energy Rating: E

Postcode: NR16 2EP

Agents Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure

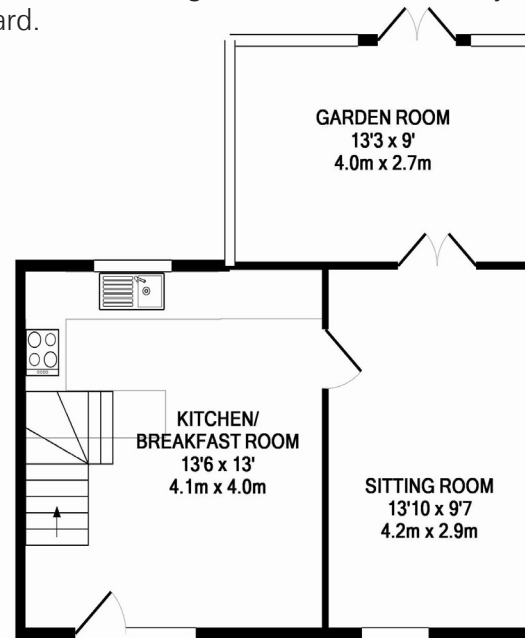
Vacant possession of the freehold will be given upon completion.



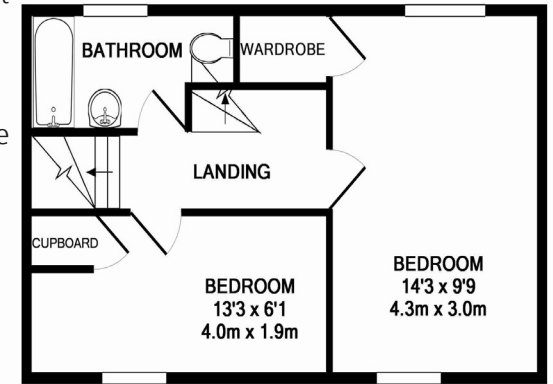


Directions

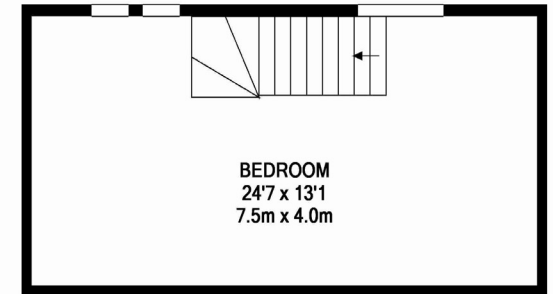
On entering the village from Lopham Road, turn right onto The Butts/Garboldisham Road. Follow the road further onto Market Place, turning right onto West Church Street. Proceed further and the property will be found on the right hand side, marked by a for sale board.



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1201 SQ.FT. (111.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB: 1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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