



Market Place | Kenninghall | NR16 2AH
Guide Price £185,000

twgaze

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A charming two bedroom Grade II Listed semi-detached cottage occupying a central village position, recently renovated and redecorated by the current owners. The accommodation combines character with a practical layout, including a spacious sitting room with Inglenook fireplace and wood burning stove, a bright kitchen overlooking the courtyard garden and two first floor bedrooms. Outside, there is an attractive frontage together with a sheltered, low-maintenance courtyard garden with independent side access.

- Grade II Listed Two bedroom semi-detached cottage
- Recently renovated and redecorated
- Inglenook fireplace
- Useful downstairs storage
- Pleasant sheltered courtyard garden
- Central village location
- Spacious sitting room
- Bright, well-appointed kitchen
- First floor shower room
- ***NO ONWARD CHAIN***

Location

Kenninghall is a picturesque Breckland village which has a great sense of local community. The village boasts heritage, with several properties dating back to medieval times. 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, offering endless places for leisurely walks, picnics, and exploration. The village is just a few miles away from the A11, with speedy access to Norwich and Cambridge. Other market towns such as Diss and Attleborough are also close by and offer a good range of schooling, shopping and transport facilities.





The Property

The Old Butchers Shop is a pleasantly positioned Grade II Listed two bedroom semi-detached cottage, set within the heart of the village and offering an appealing combination of character and manageable accommodation. The property has been recently renovated, redecorated and brought up to a good standard by the current owners, while retaining features that give the cottage a sense of individuality. The front door opens directly into a spacious sitting room, where an impressive Inglenook fireplace with inset wood burning stove provides a natural focal point to the room. From here, the accommodation continues through to a bright kitchen, enjoying an outlook and access onto the sheltered courtyard garden. The kitchen is well appointed with a range of principally ground-level fitted units, while useful storage has been incorporated beneath the staircase. Stairs rise to the first floor where the landing gives access to two bedrooms and a shower room, completing the accommodation. Overall, the cottage offers a comfortable and characterful home which is ready for occupation, yet retains the charm expected of a property of this style.

Outside

The frontage is simply arranged with an area of lawn and stone pathway leading to the front door, complemented by planting which softens the approach to the cottage. Gated access to the side provides an alternative route through to the rear. Immediately adjoining the kitchen is a pleasant and sheltered courtyard garden, creating a private outside space that is particularly easy to maintain. The courtyard can be accessed directly from the kitchen as well as independently via the gated side access, making it a practical extension of the living accommodation during the warmer months.

Services

Mains water and electric are connected to the property. Oil fired central heating. Private Drainage.

How to get there

What3words: [///trousers.extreme.overhear](https://www.what3words.com/#!/trousers.extreme.overhear)

Viewing

Strictly by appointment with TW Gaze

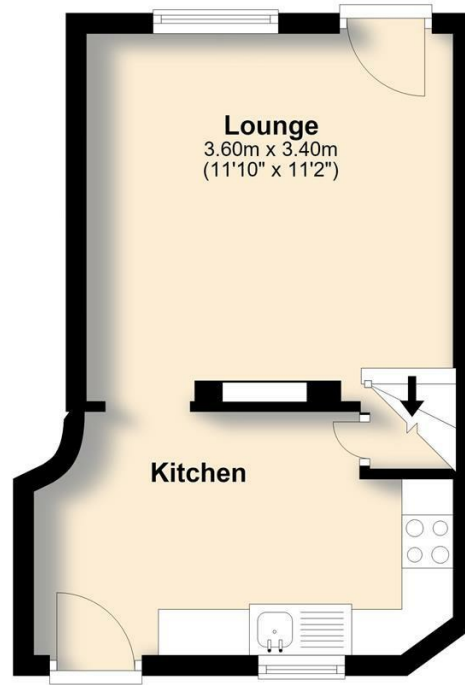
Tenure

Freehold

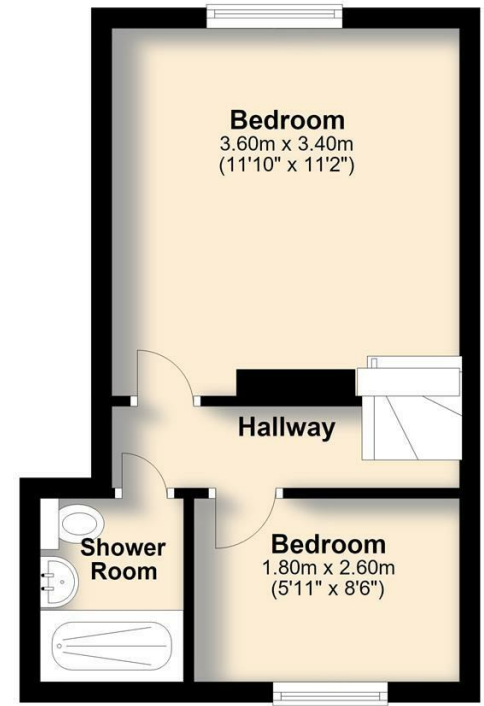
Anti-Money Laundering, Terrorist Financing and Transfer of funds Regulations 2017.

In line with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in the transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each purchaser once an acceptable offer is agreed.

2/20327/KH



Ground Floor
Approx. 22.1 sq. metres (237.8 sq. feet)



First Floor
Approx. 23.0 sq. metres (247.3 sq. feet)

Total area: approx. 45.1 sq. metres (485.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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