



Marshalls
West Church Street
Kenninghall
Norwich Norfolk
NR16 2EN

Offers Over £450,000





- Beautiful blend of period and contemporary styles
- Private attractive garden
- One of the best locations in the area
- Well served village
- Bright and spacious
- No onward chain

Location

Marshalls is in an enviable position along West Church Street considered by many to be one of the finest streets in the area. It is just a short walk to the centre of the village and to its many facilities including a popular public house, church, post office store, doctors and a well regarded primary school. There is a particularly good community spirit in the village which supports many activities throughout the year. The bustling market town of Diss is around 10 miles to the east and has a mainline rail station to Norwich to London Liverpool Steet line (90 mins) and Attleborough, a similar distance away, is the Norwich to Cambridge line. The market town of Bury St Edmunds lies some 21 miles to the south west. The cathedral city of Norwich is within easy reach (22 miles) via the A11





The Property

Marshalls is an interesting cottage standing end on to the street and the original part is quite heavily timbered, much of which has been revealed. This is combined with a contemporary rear extension with its barrel vaulted roof and large windows allowing light to flood in. If you are after a period property with a bit of a twist, Marshalls is certainly one to look at.

Outside

Marshalls has off-road parking for at least two cars to the side and then a gated access leads around to the rear garden which is an absolute delight with well stocked flower beds, ponds, a 'wooded' backdrop and both a shed and a cedarwood greenhouse as well as a summerhouse which has been adapted to create an additional bedroom with kitchenette and shower. The grounds provide various pockets of garden with interconnecting walkways.

Services

Mains water, electricity and drainage are connected. Electric boiler providing heating to radiators and underfloor to part.

Directions

From Diss, head west on the A1066 towards Thetford. In South Lopham immediately after the White Horse Public House, bear right and continue through North Lopham and into Kenninghall. At The T-Junction turn right and head into the village centre and after the village stores turn right into West Church Street and Marshalls will be seen on the righthand side.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band – C


Ref: 2/19305/MS

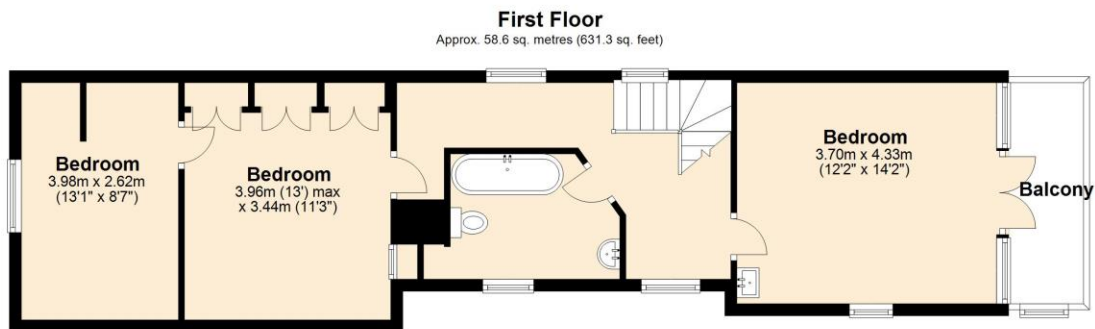
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			60
(39-54) E		37	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



Total area: approx. 137.4 sq. metres (1479.2 sq. feet)

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