



# WHITE HAVEN

EAST CHURCH STREET KENNINGHALL, NR16 2EP



A charming unlisted and extended period cottage set in delightful established gardens on the edge of a highly sought-after village.

**The property is a charming and characterful unlisted period cottage with rendered and painted elevations. It has been extended and offers versatile accommodation. The ground floor is largely open plan and perfectly arranged for entertaining.**

There is a substantial sitting/dining room with woodburning stove to one end and a staircase to the first floor. The dining area opens to a spacious kitchen/breakfast room which is fitted with a comprehensive range of units and integrated appliances. There is a second staircase leading up to the guest wing. Double doors open from the kitchen to a conservatory. To the rear of the property is a spacious utility room which was the original kitchen for the cottage, plus a charming cloakroom. The principal staircase leads to two bedrooms, one with walk-in wardrobe. There is also a bathroom. The guest wing accessed from the kitchen comprises a double bedroom with ensuite shower room.

Externally there is off-road parking for several cars plus an additional area to the side which would be

ideal for a large vehicle. The gardens are a delight and are principally laid to lawn with a wide array of mature shrubs and trees. There is a charming summer house used for entertaining plus a decorative stone walled area.

#### LOCATION

Kenninghall has a public house, village shop and post office, doctors and primary school. The property is situated within walking distance of Kenninghall Wood and just a short drive away from Redgrave and Lopham Fen. The Historic market town of Diss is just six miles distant providing a large array of facilities and a main line railway link to Norwich and London. Attleborough and Wymondham are similar distances away, both having a railway link to Norwich and Cambridge.

#### SERVICES

Oil fired central heating. Mains water, electricity and drainage are connected. (Durrants have not tested any apparatus, equipment, fittings or services and cannot therefore verify they are in working order.)



3



2



2



7.2  
Miles



EPC



POPULAR  
VILLAGE  
LOCATION





## FLOOR PLAN



TOTAL FLOOR AREA: 1379 sq.ft. (128.1 sq.m.) approx.

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 D

## ENERGY PERFORMANCE

EPC E

## 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 the team directly.

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## CONTACT US

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