



**The Butts, Kenninghall Norwich NR16 2EQ**

**welcome to**

## **The Butts, Kenninghall Norwich**

A beautifully renovated two-bedroom semi-detached cottage in the peaceful village of Kenninghall, blending character features with stylish modern finishes. Offering a stunning kitchen with island, a landscaped garden with summer house and located for easy access to Diss and Norwich.

### **Long Description**

Nestled in the sought-after village of Kenninghall, this beautifully presented two-bedroom semi-detached cottage offers the perfect blend of character charm and contemporary living. Dating back to the 1800s, the property has been thoughtfully renovated throughout to a high standard, retaining original features while incorporating stylish modern finishes.

Upon entering, you are welcomed into a spacious and inviting lounge, complete with exposed beams and a multi-fuel wood burner, creating a warm and cosy atmosphere ideal for relaxing or entertaining. A feature internal window offers a glimpse through to the kitchen, while a door leads through to the impressive rear extension.

The modern kitchen has been superbly designed, boasting a central island with storage and seating, making it both practical and sociable. A skylight allows natural light to flood the space, enhancing the contemporary feel, while doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the property continues to impress with two generously sized bedrooms, including a charming primary bedroom showcasing beautiful, exposed beams. The accommodation is completed by a sleek and modern family bathroom featuring a stylish shower.

Externally, the rear garden is thoughtfully arranged with a combination of turfed and decking area, offering the perfect setting for outdoor relaxation or entertaining. A standout addition is the electric-powered summer house, providing versatile space suitable for a home office, studio, or leisure use. Driveway with off road parking for multiple vehicles at the rear.

Situated in the picturesque village of Kenninghall, this home enjoys a peaceful rural setting while

remaining well connected, with easy access to the nearby towns of Diss and Norwich.

A truly delightful home combining period charm with modern living.

### **Lounge**

Window to front aspect, front door, fireplace with wood burner, radiator, window to rear looking into kitchen, stairs, carpet flooring.

### **Kitchen**

Window to side and rear aspect, wall and base units, induction hob, kitchen island with storage, solid granite splash back, built in sink, skylight, tiled flooring.

### **Landing**

Access to all rooms, carpet flooring.

### **Bedroom 1**

Window to side and rear aspect, exposed beams, radiator, carpet flooring.

### **Bedroom 2**

Window to side aspect, radiator, carpet flooring.

### **Bathroom**

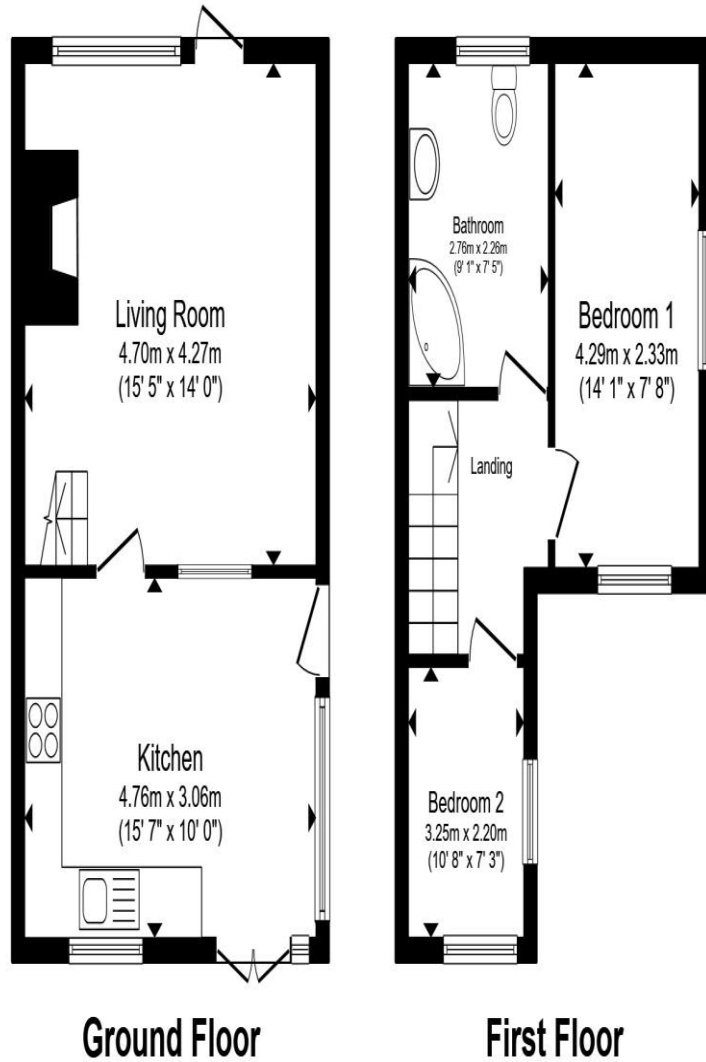
Window to front aspect, w/c, shower, tiled walls, loft hatch, towel rail, wash basin, hard flooring.

### **Rear Garden**

Side gate access to rear garden, turfed, decking, oil tank, electric powered summer house.

### **Parking**

Driveway with off road parking for multiple vehicles.



Total floor area 60.9 m<sup>2</sup> (655 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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The Butts,

## Kenninghall Norwich

- Two-bedroom semi-detached cottage
- Character features including exposed beams
- Renovated to a high standard
- Electric-powered summer house
- Landscaped rear garden with turf and decking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£260,000**



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