

VICARAGE ROAD

Lingwood, Norwich NR13 4TT

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE
PROPERTY



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STARKINGS & WATSON

- Attached Character Barn
- Driveway & Garage
- Lawned Garden & Side Courtyard
- Open Plan Sitting/Dining Room
- Hall Entrance & Bathroom
- Three Bedrooms & Cloakroom
- Overlooking the Village Pond
- Walking Distance to Amenities

With OVER 1000 Sqft of accommodation (stms), this BARN CONVERSION overlooks the VILLAGE POND, whilst offering a WEALTH of CHARACTER FEATURES, with LARGE LAWNED GARDENS to rear, along with PARKING and a GARAGE. Steeped in HISTORY and well placed for local amenities, the property offers a WELCOMING HALL ENTRANCE, leading to the MODERN 14' KITCHEN with space for appliances, well-proportioned FAMILY BATHROOM with BUILT-IN STORAGE and the 27' OPEN PLAN SITTING/DINING ROOM. This AMAZING ROOM is centred around the GRAND FIREPLACE with a CAST IRON WOOD BURNER, ample space to dine and entertain, and a PART VAULTED CEILING and PATIO DOORS which lead to the garden allowing a BRIGHT and SUNNY OUTLOOK. The first floor offers THREE BEDROOMS, with potential to open plan two of the rooms to create a larger bedroom, along with VARIOUS EAVES STORAGE and a useful cloakroom. The first floor offers VELUX WINDOWS - adding again to the light and bright feel.

LOCATION

Situated in the heart of Lingwood, East of the City of Norwich, excellent transport links via Road and Rail can be found within the village. Within walking distance of the property, you can find an abundance of amenities including Village Shop, Post Office, Primary School and Public Houses. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.

DIRECTIONS

You may wish to use your Sat-Nav (NR13 4TT), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Turn right at the Brundall roundabout entering Brundall. Continue along The Street and around the left-hand bend, passing over the mini roundabout. Continue over the mini roundabout and follow through the village of Strumpshaw onto Norwich Road. Upon entering Strumpshaw pass the village shop, and continue along onto Norwich Road, turning left onto Station Road, Cross the train line, turning left onto Post Office Road, and right onto Vicarage Road, where the property can be found on your left-hand side, indicated by our For Sale board. An alternative route from the A47 can also be used, with various B-Roads allowing quick and easy access.

AGENTS NOTE

The properties vehicular access is via a shared drive which leads to the garage and parking.

A courtyard garden with a walled surround leads to the entrance door, with a gated access, and gate to the rear garden. A shared drive adjacent leads to the parking and garage.

Entrance door to:

ENTRANCE HALL

Tiled flooring, radiator, window to side, electric fuse box, built-in storage cupboard, doors to:

FAMILY BATHROOM

Three piece suite comprising, low level W.C with hidden cistern, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, panelled bath with mixer shower tap and glazed shower screen, tiled splash backs, shaver point, wall mounted vanity mirror, tiled flooring, heated towel rail, uPVC obscure double glazed window to rear x2, built-in storage cupboard, smooth ceiling with recessed spotlights with exposed timber beams.

SITTING/DINING ROOM

27' 11" x 14' 8" Max (8.51m x 4.47m) Cast iron wood burner with tiled hearth and timber beam, fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed sliding patio door to rear, television and telephone points, stairs to first floor landing, part vaulted ceiling with exposed timber beams, door to:



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Brundall Office on **01603 336556**



KITCHEN/BREAKFAST ROOM

14' 8" x 9' Max (4.47m x 2.74m) Fitted range of wall and base level units with square edged work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and extractor fan over, built-in eye level electric oven, space for fridge freezer, space for washing machine, wood effect flooring, vertical radiator, uPVC double glazed window to front, window to side x2, door to entrance hall.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, velux window to front, built-in storage cupboard, ceiling with exposed timber beams and loft access hatch, doors to:

DOUBLE BEDROOM

19' x 9' 10" Max (Some restricted height) (5.79m x 3m) Fitted carpet, radiator, uPVC double glazed window to front, velux window to rear, television point, built-in storage cupboard.

BEDROOM

9' 7" x 7' 2" (Some restricted height) (2.92m x 2.18m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed door to front.

DOUBLE BEDROOM

9' 3" x 8' 8" (Some restricted height)(2.82m x 2.64m) Fitted carpet, radiator, velux window to rear, built-in storage cupboard.

CLOAKROOM

Two piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, tiled splash backs, shaver point, wood flooring, heated towel rail, velux window to rear.

OUTSIDE

The property boasts a sizeable lawned garden, with a raised timber deked seating area and enclosed fence boundaries. Various hedging and shrubbery can be found, whilst gated access leads to the front of the property.

GARAGE

18' x 8' 6" (5.49m x 2.59m) Up and over door to front, storage above.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

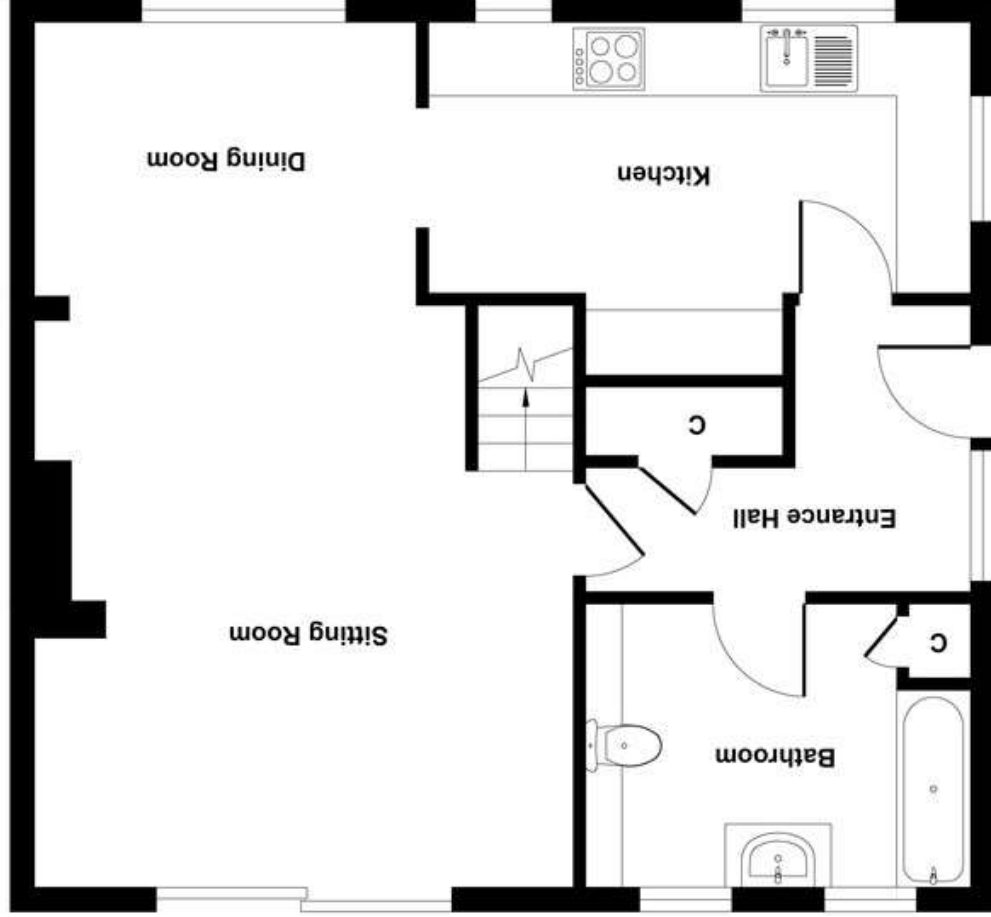
Price:



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Ground Floor
Approximate Floor Area
593 sq. ft
(55.09 sq. m)



Approx. Gross Internal Floor Area 1089 sq. ft / 101.16 sq. m

First Floor
Approximate Floor Area
496 sq. ft
(46.07 sq. m)

