

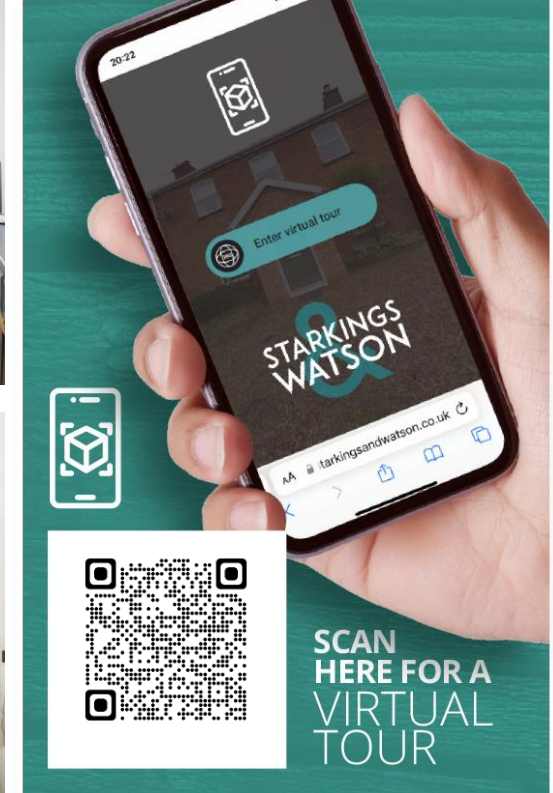
HILARY CLOSE

Lingwood, Norwich NR13 4AY

Freehold | Energy Efficiency Rating : D

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

FOR SALE PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



- Semi-Detached Home
- Tucked Away Position
- Sitting Room with Space for Table
- Modern Fitted Kitchen
- Three Bedrooms
- Manicured Gardens
- Non-Overlooked Rear Aspect
- Garage & Parking

NON OVERLOOKED REAR ASPECT! This SEMI-DETACHED house is TUCKED AWAY at the end of a CUL-DE-SAC in Lingwood, having been LOVINGLY MAINTAINED and updated, whilst featuring a MANICURED GARDEN to rear with a SOUTH FACING ASPECT. Stepping inside this FAMILY HOME, you are met by an ENTRANCE HALL with doors leading to the SITTING ROOM and FITTED KITCHEN of which both have SPACE FOR A DINING TABLE or the addition of a HOME OFFICE to the sitting room where required. Heading upstairs THREE BEDROOMS of which two have PADDOCK VIEWS are accessible from the LANDING, as well as the FAMILY BATHROOM. A useful lean to UTILITY AREA connects the main property to the GARAGE which is included in the sale, with off road parking and a low maintenance BARK CHIPPED GARDEN to front.

LOCATION

Situated in the centre 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 4AY), 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 and over the train line, take a final right hand turn onto Hilary Close and the property can be found to one corner of the road.

AGENTS NOTE

This property is situated adjacent to a railway line.

The property is approached via a shingle driveway providing off road parking for multiple vehicles. There is an adjacent hard standing pathway that leads to the frontage with ample space created for potted plantings over the bark chipped and planted front gardens.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC obscure double glazed window to side, stairs to first floor landing, doors to:

SITTING ROOM

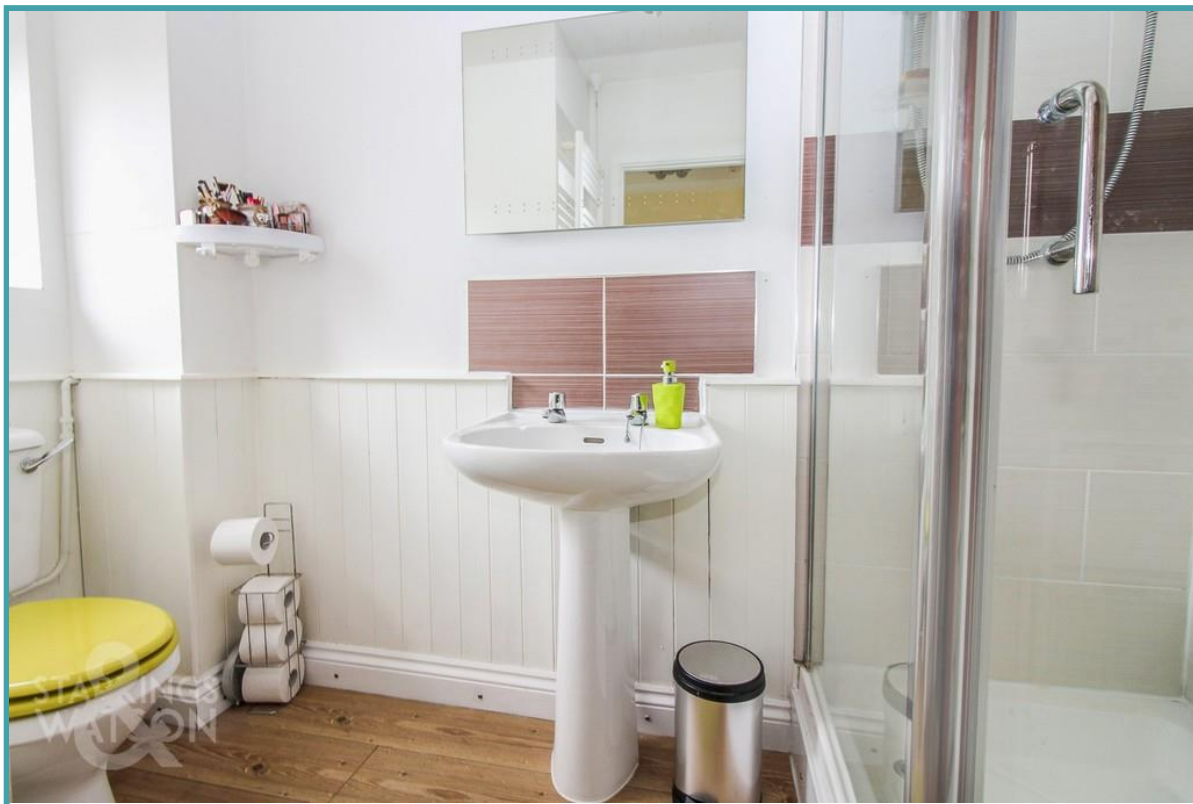
16' 7" x 10' 5" Max (5.05m x 3.18m) Wood effect flooring, radiator, uPVC double glazed window to front, uPVC double glazed window to rear, television and telephone points, built-in storage cupboard.

KITCHEN/DINING ROOM

12' 2" x 9' 5" Max (3.71m x 2.87m) 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



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



electric hob, built-in electric oven and extractor fan over, integrated washing machine, space for washing machine, space for tumble dryer, space for dining table, tiled flooring, radiator, uPVC double glazed window to rear, door to:

REAR LOBBY

Space for fridge freezer, ready for flooring, uPVC double glazed window to rear, uPVC obscure double glazed window to front, uPVC double glazed door to front, uPVC double glazed door to rear, door to garage.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, uPVC double glazed window to front, loft access hatch, doors to:

BEDROOM/STUDY

7' 9" x 6' 8" (2.36m x 2.03m) Fitted carpet, radiator, uPVC double glazed window to front.

DOUBLE BEDROOM

11' 2" x 9' 4" Max (3.4m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

12' 1" x 8' 9" Max (3.68m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with electric shower, wood effect flooring, heated towel rail, uPVC obscure double glazed window to front.

OUTSIDE

Stepping into the south facing rear garden, there is ample space to entertain with shingle underfoot and space alongside for potted plants. An opening in the flowerbeds leads to an area of lawn with continued flowerbed borders with mature shrubs and plants creating colour whilst timber panelled fencing secures the rear boundary.

GARAGE

17' 4" x 9' Max (5.28m x 2.74m) Up and over door to front, uPVC double glazed window to side, power and lighting.

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:



For our full list of available properties, or for a **FREE INSTANT** online valuation visit

starkingsandwatson.co.uk

GIRAFFE360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 895.01 ft²
 83.15 m²

Floor 1



Ground Floor

