

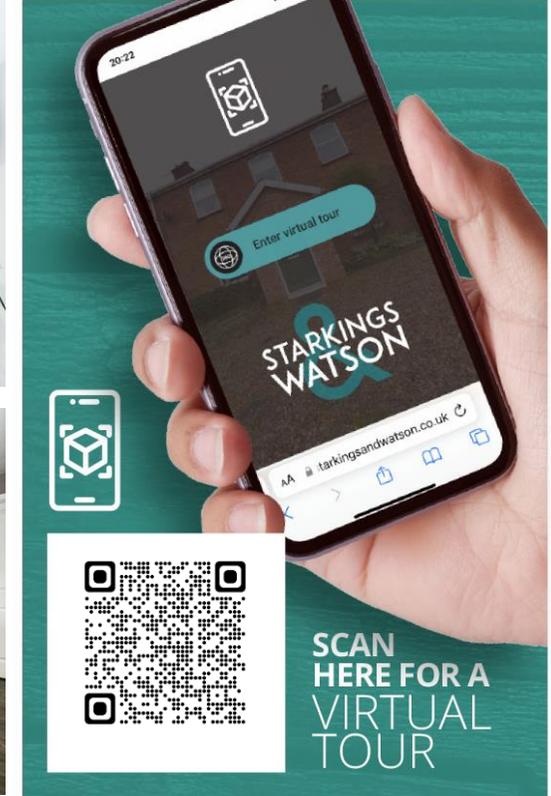
MEMORIAL WAY

# Lingwood, Norwich NR13 4DU

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- No Chain!
- Garden Building/Home Office
- Open Plan Living
- Utility Room & Cloakroom
- Four Bedrooms
- En Suite & Family Bathroom
- Private Garden
- Storage Garage & Parking

NO CHAIN. Having been MODERNISED and finished with a CONTEMPORARY DECOR, this detached family home offers an OPEN PLAN LAYOUT, with a SEPARATE HOME OFFICE/GARDEN ROOM. The hall entrance leads to the SITTING ROOM, with the KITCHEN/DINING ROOM offering an open plan aspect with FRENCH DOORS to the garden. The UTILITY ROOM and cloakroom can be found to the side, with access to the INTEGRAL GARAGE or store. The first floor offers FOUR BEDROOMS off the landing, with a RE-FITTED EN SUITE SHOWER ROOM and built-in WARDROBE to the main bedroom, with the family bathroom opposite. To the outside, the GARDENS are PRIVATE and offer an ENCLOSED SUNNY ASPECT. With a lawned centre and a variety of planting, the HOME OFFICE/GARDEN ROOM offers FRENCH DOORS and a variety of uses, along with a lean-to HOT TUB ROOM. The DRIVEWAY to front offers AMPLE PARKING with access to the storage garage.

#### LOCATION

The Broadland Village of Lingwood is located East of the Cathedral City of Norwich having excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, First School, Junior School, recently completed play park and Public House. 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 4DU), 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. Follow until you see Station Road on the left and turn. Take the first left onto Memorial Way where the property will be found on the right hand side.

#### AGENTS NOTE

There are currently additional charges for the upkeep of communal green space in the region of £230 per year.

The property is approached via a brick-weave driveway with access to garage and gated access to the side of the property.

uPVC obscure double glazed entrance door to:

#### ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, smooth ceiling, door to:

#### SITTING ROOM

15' 9" x 11' (4.8m x 3.35m) Wood effect flooring, radiator, uPVC double glazed window to front, television and telephone points, smooth ceiling, opening to:

#### KITCHEN/DINING ROOM

18' 5" x 10' 3" Max (5.61m x 3.12m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, inset gas hob, built-in electric oven and extractor fan over, space for dishwasher, under cupboard lighting, space for dining table, wood effect flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, built-in storage cupboard, smooth ceiling, door to:

#### UTILITY ROOM

7' 4" x 5' 3" (2.24m x 1.6m) Fitted range of base level units with space for washing machine, space for tumble dryer, wood effect flooring, uPVC double glazed door to side, smooth ceiling, doors to:

#### CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, extractor fan, wood effect flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

#### STORE/GARAGE

8' 11" x 8' 5" (2.72m x 2.57m) Wood effect flooring, radiator, media control panel, built-in storage cupboard, smooth ceiling.

#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard, smooth ceiling with loft access hatch, doors to:

#### DOUBLE BEDROOM

13' 4" x 11' 11" Max (4.06m x 3.63m) Wood effect flooring, radiator, uPVC



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double glazed window to front, thermostat heating control, built-in storage cupboard, built-in wardrobe, smooth ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled walls, wall mounted vanity mirror, extractor fan, vinyl flooring, vertical radiator, uPVC obscure double glazed window to side, smooth ceiling.

#### BEDROOM

9' 7" x 7' 2" (2.92m x 2.18m) Vinyl flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and glazed shower screen, tiled walls, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

9' 7" x 9' 2" (2.92m x 2.79m) Wood effect flooring, radiator, uPVC double glazed window to rear, smooth ceiling.

#### DOUBLE BEDROOM

12' 4" x 9' 3" (3.76m x 2.82m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

#### OUTSIDE

Leaving the kitchen/dining room via uPVC French doors you will find an immaculately presented garden with lawned space, timber walkway and mature borders. You will also find a purpose built summer house come home office with full power and internet connectivity along with a separate room, ideal for a hot tub.

#### EXTERNAL HOME OFFICE

14' 1" x 8' 11" (4.29m x 2.72m) Wood effect flooring, electric storage heating, door to side, uPVC double glazed French doors to front, telephone point, smooth ceiling.

#### HOT TUB ROOM

9' 4" x 6' 6" (2.84m x 1.98m) Wood effect flooring.

#### STORAGE GARAGE

9' 3" x 7' 5" (2.82m x 2.26m) Up and over door to front.

**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 Building 2



Ground Floor Building 1



Floor 1 Building 1



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)  
1346.29 ft<sup>2</sup>  
125.07 m<sup>2</sup>