

ELM ROAD

Lingwood, Norwich NR13 4TG

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

- No Chain
- Semi-Detached Bungalow
- Re-roofed & Extended
- Sitting/Dining Room
- Kitchen/Breakfast Room
- 2/3 Double Bedrooms
- Large Garden with Lawn & Patio
- Extended Garage & Workshop

NO CHAIN. Having UNDERGONE EXTENSIVE WORKS including RE-ROOFING, new WINDOWS and DOORS, and a replacement gas fired CENTRAL HEATING BOILER, the property is presented in MOVE-IN CONDITION. With CLOSE to 1100 Sq. ft (stms) of accommodation, the EXTENDED LAYOUT offers HUGE POSSIBILITIES including ANNEXE or HOME OFFICE potential. Once inside, the porch entrance offers STORAGE and opens to the KITCHEN/BREAKFAST ROOM. Two doors lead off, one to the rear BEDROOM and CLOAKROOM, and the other to the main SITTING ROOM. The further inner hall leads to the TWO front DOUBLE BEDROOMS. Flooded with light through the large picture windows, this bright and spacious home is the perfect downsize. The LARGE GARDENS extend to over 100 ft (stms), with various patio seating areas and central lawn. The EXTENDED GARAGE and WORKSHOP are ideal for any HOBBYISTS and CAR ENTHUSIASTS.

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 4TG), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. At the Brundall roundabout head straight over and continue along entering the section with a road narrowing and '50' speed limit, as you exit the speed limit there will be a slip road on the right which will take you across the A47 onto Acle Road, follow this road as it becomes Lodge Road and enter the village of Lingwood, the turning for Elm Road will be on the left hand side, take this turning and the property can be found on the right hand side.

The property is approached by a tandem driveway with a lawn fronted garden. Access leads to the main entrance and garage.

uPVC obscure double glazed entrance door to:

ENTRANCE PORCH

Fitted carpet, built-in storage, door to:

KITCHEN/BREAKFAST ROOM

14' 2" x 11' 10" Max (4.32m x 3.61m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker, space for fridge freezer, space for washing machine, built-in breakfast bar, tiled effect flooring, radiator, uPVC double glazed window to side, coved ceiling, doors to:

SITTING/DINING ROOM

20' 9" x 12' Max (6.32m x 3.66m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to rear, television and telephone points, coved ceiling, door to:

INNER HALL

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



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Brundall Office on **01603 336556**



DOUBLE BEDROOM

13' 10" x 10' 1" Max (4.22m x 3.07m) Fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling.

DOUBLE BEDROOM

9' 11" x 9' 4" (3.02m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling.

FAMILY BATHROOM

Four piece suite comprising low level W.C with hidden cistern, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, shower cubicle with thermostatically controlled shower, tiled walls, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to side, built-in airing cupboard, coved ceiling.

REAR HALL

Tiled effect flooring, radiator, coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, tiled splash backs, tiled effect flooring, radiator, uPVC obscure double glazed window to side, coved ceiling with loft access hatch.

DOUBLE BEDROOM

12' 11" x 11' 9" (3.94m x 3.58m) Fitted carpet, radiator, uPVC double glazed window to side, uPVC double glazed window to rear, television and telephone points, coved ceiling.

OUTSIDE

Extending to over 100ft (stms), the garden offers a generous patio area which leads onto a private, enclosed lawn space, with conifers for hedging and privacy, raised vegetable patch and greenhouse. Access leads to the workshop and single garage.

GARAGE

18' 4" x 8' 3" Max (5.59m x 2.51m) Up and over door to front, power and lighting, electric fuse box, door to:

WORKSHOP

Ready for flooring, obscure glazed window to side, door to side, power and lighting, workbenches, double doors to rear.

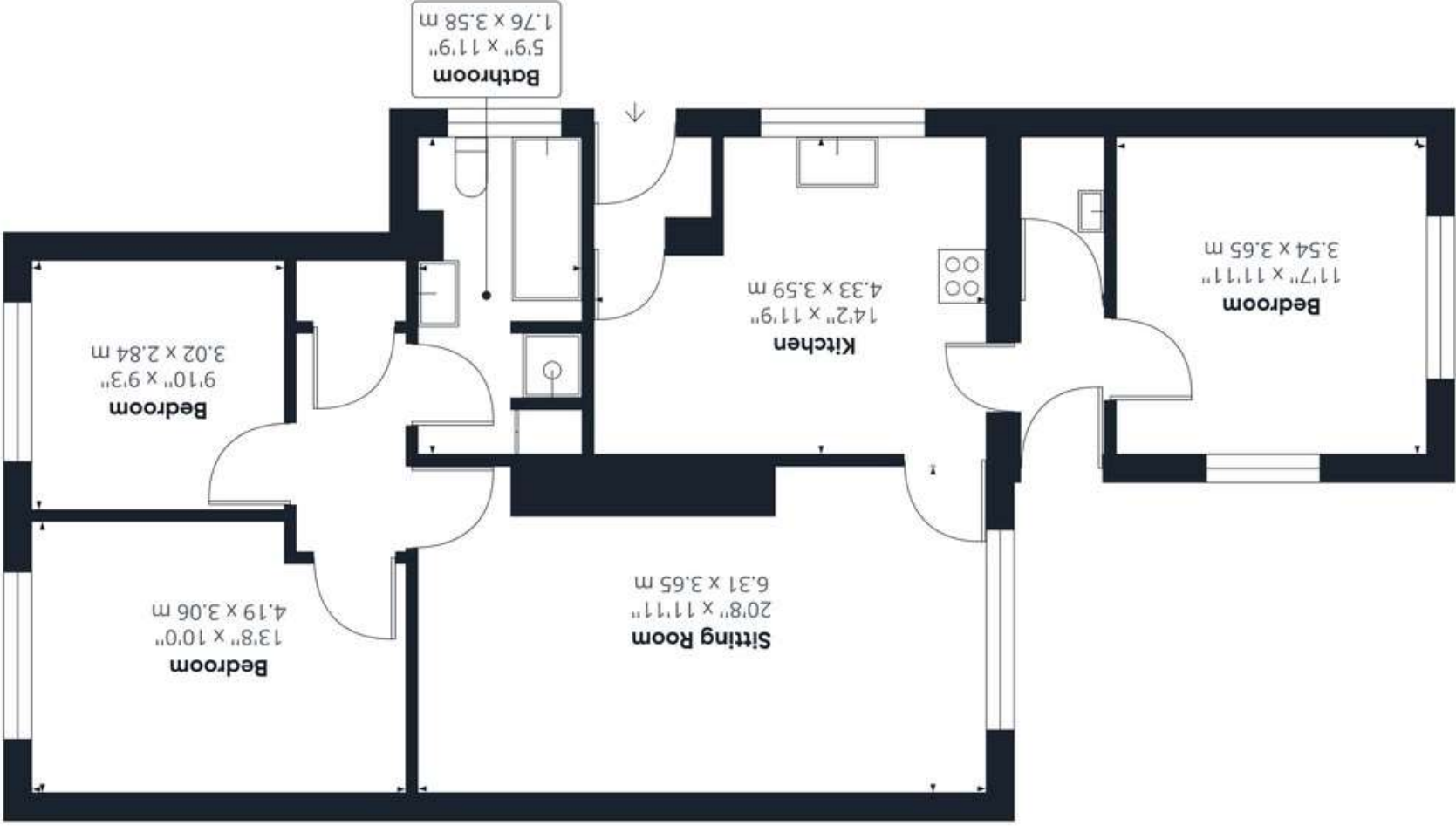
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Price:



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(1) Excluding balconies and terraces

GIRAFFE 360
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Approximate total area⁽¹⁾
 929.42 ft²
 86.35 m²