

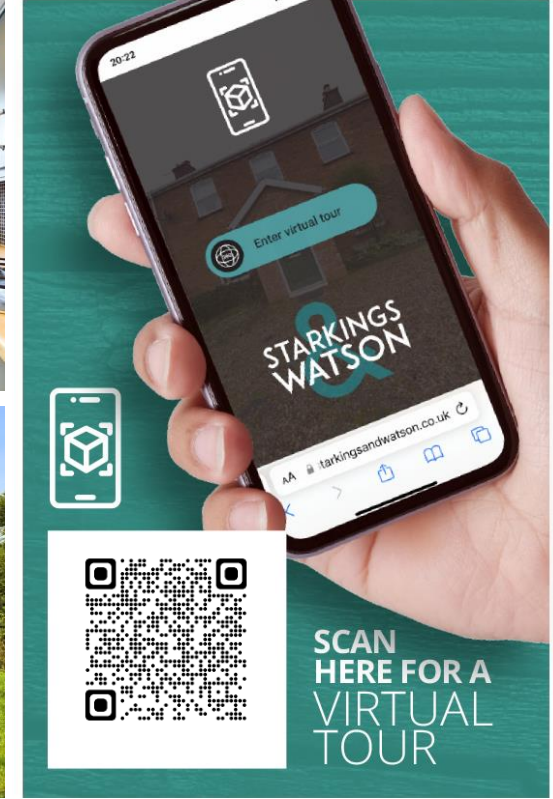
ST. PETERS ROAD

Lingwood, Norwich NR13 4LX

Freehold | Energy Efficiency Rating : D

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- Popular Cul-De-Sac Position
- Backing onto Parkland
- Semi-Detached Home
- Larger than Average Gardens
- Sitting Room with French Doors
- Kitchen/Breakfast Room
- Three Bedrooms
- Garage & Parking

IN SUMMARY

NO CHAIN. Occupying a POPULAR CUL-DE-SAC POSITION, this semi-detached home BACKS ONTO PARKLAND with fantastic views, and a LARGER than average REAR GARDEN. With POTENTIAL TO EXTEND (stp), the property offers off road parking and a GARAGE to the rear. The accommodation comprises a hall entrance, 16' KITCHEN/DINING ROOM with space for appliances and a DINING TABLE, along with the 16' SITTING ROOM with feature fire place and FRENCH DOORS overlooking the rear garden. To the upstairs the family bathroom can be found, along with THREE BEDROOMS, including the MAIN BEDROOM with BUILT-IN WARDROBES, and the two smaller bedrooms which both LOOK over the PARKLAND. The rear garden is a REAL FEATURE with a generous patio and LARGE LAWNED GARDEN with feature pond and useful timber storage shed.

SETTING THE SCENE

With a sweeping corner plot, ample parking can be found to front, with a pathway leading to the main entrance and gated rear garden. At the end of the

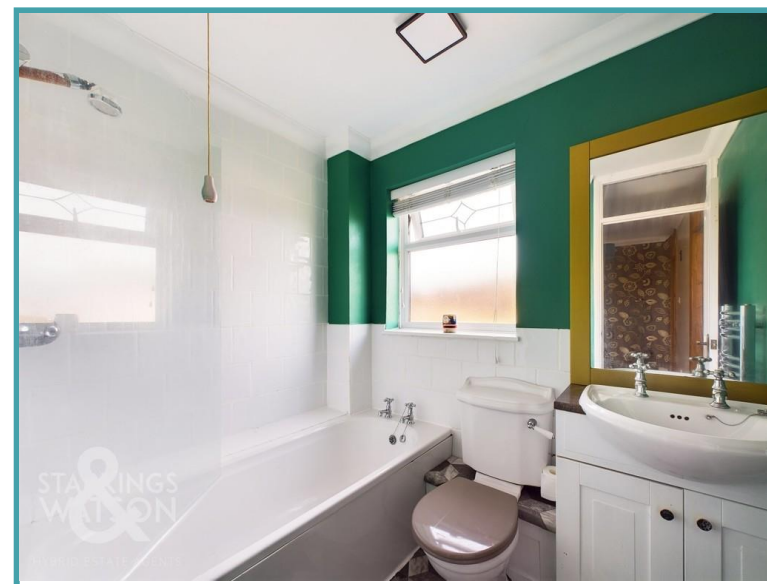
cul-de-ac, a further hard standing driveway can be found, leading to the single garage.

THE GRAND TOUR

You immediately step into the hall entrance with stairs straight ahead and rising to the first floor. An opening takes you to the open plan kitchen and dining room. With a striking décor, the kitchen offers ample storage with a built-in electric double oven and inset gas hob. Space is provided for other appliances whilst the fridge freezer is built-in. The sun streams in through the two front facing windows, with a contemporary vertical radiator and space for a large table, two useful under stairs storage cupboards can be found adjacent. The sitting room is equally light and bright, with two full height windows and a set of French doors leading straight onto the rear garden. With fitted carpet and a feature fire place, this reception room is ideal come summer or winter. With uPVC double glazing throughout, and gas fired central heating, the accommodation continues upstairs. One main bedroom faces to the front, with a range of built-in storage and wardrobes. Two bedrooms enjoy views to the garden and parkland beyond. The three piece bathroom suite completes the property, with storage under the sink and a shower over the bath.

THE GREAT OUTDOORS

The lawned rear garden is much larger than many of the neighbouring plots, and by being the end plot, huge potential exists for extending (stp). The garden is fenced and enclosed, and offers a range of



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planting. Storage can be found in the timber shed, whilst the main patio runs across the width of the property. A further patio with potential for covered seating or a bar is perfect for enjoying the last of the sun, whilst an adjacent wildlife pond adds tranquillity. Gates lead to the front and rear parking, along with the garage which offers a light.

OUT & ABOUT

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.

FIND US

Postcode : NR13 4LX

What3Words : ///arose.hiding.spokes

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

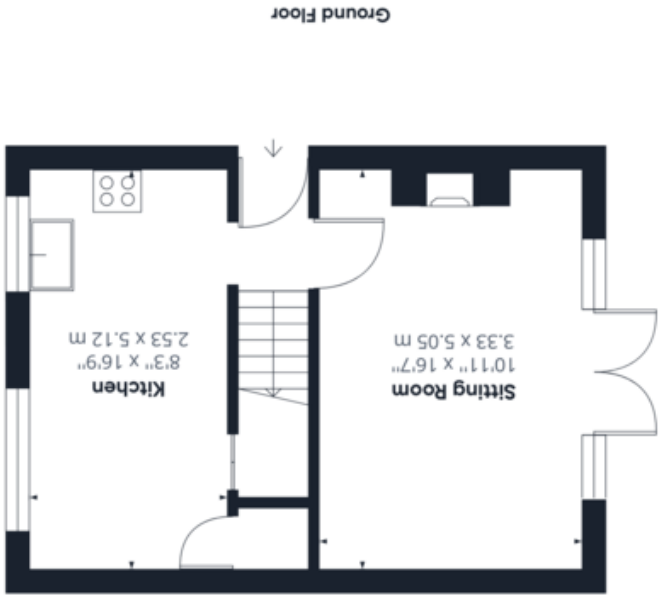
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Price:



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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.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
713.93 ft²
66.33 m²