

CLARKSON ROAD

Lingwood, Norwich NR13 4BA

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
- Sitting Room with Front Garden Views
- Modern Fitted Kitchen
- Conservatory
- Two Bedrooms
- Wet Room
- Garage & Gardens

IN SUMMARY

NO CHAIN. This semi-detached bungalow offers a GREAT SIZED PLOT with extensive parking to front, storage GARAGE and an easy to maintain LAWNED GARDEN to rear. With a replacement gas fired CENTRAL HEATING BOILER, the property is finished with uPVC DOUBLE GLAZING, and is ready to move in. A useful PORCH and HALL ENTRANCE lead to the MODERNISED KITCHEN with an EYE LEVEL OVEN, the front facing SITTING ROOM with feature fireplace, WET ROOM and two DOUBLE BEDROOMS. The CONSERVATORY extends the living space.

SETTING THE SCENE

A large block paved driveway offers extensive parking, with timber panelled fencing with concrete posts to both sides, and front. A walk way leads to the storage garage, whilst planted borders soften the front outlook.

THE GRAND TOUR

With a uPVC double glazed entrance door, a front porch offers storage, with a door to the inner hall. Space can be found for coats, whilst the loft access hatch is overhead. The first door leads to the re-fitted kitchen, with wood effect work surfaces, an inset electric ceramic hob and built-in eye level electric oven. A breakfast bar and storage cupboard are built in, whilst tiled splash backs and a window to front complete the room. The sitting room is carpeted and finished with a large picture window to front, whilst the feature fire place creates a focal point. The wet room is functional and fully tiled, with an electric shower and feature mirror to one wall. Two double bedrooms can be found to the rear, one with direct garden access, and the other which leads into the conservatory - an extension of the living space.

THE GREAT OUTDOORS

The rear garden is laid to lawn with a wave of planted borders to the right, and a raised sleeper bed to the rear. A patio is perfectly situated to enjoy the sun until the end of the day, whilst the gardens are enclosed with timber panelled fencing, and gated to the driveway.



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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 4BA

What3Words : ///functions.maternal.admiringly

VIRTUAL TOUR

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

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:



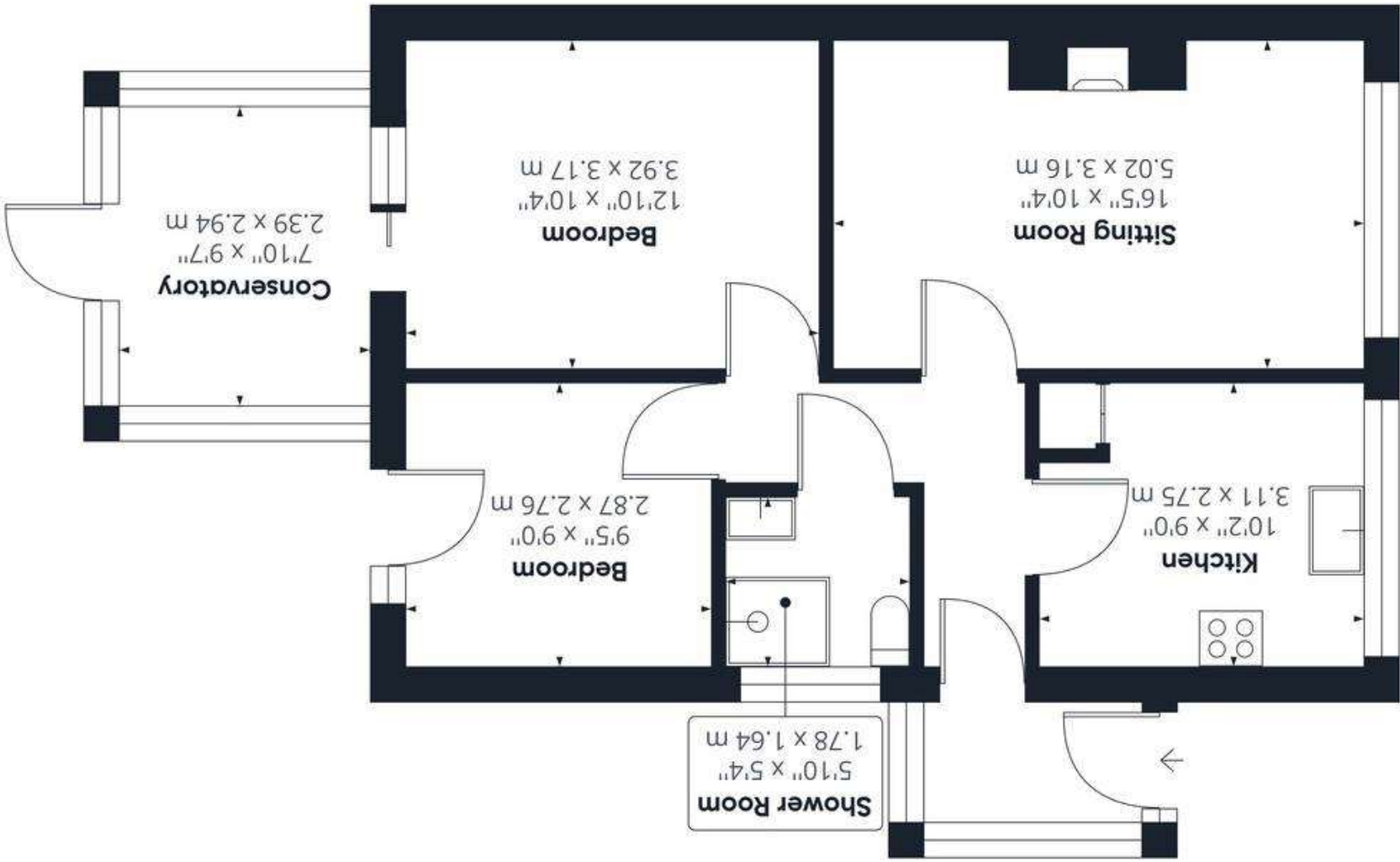
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GIRAFFE 360

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⁾
688.66 ft²
63.98 m²