

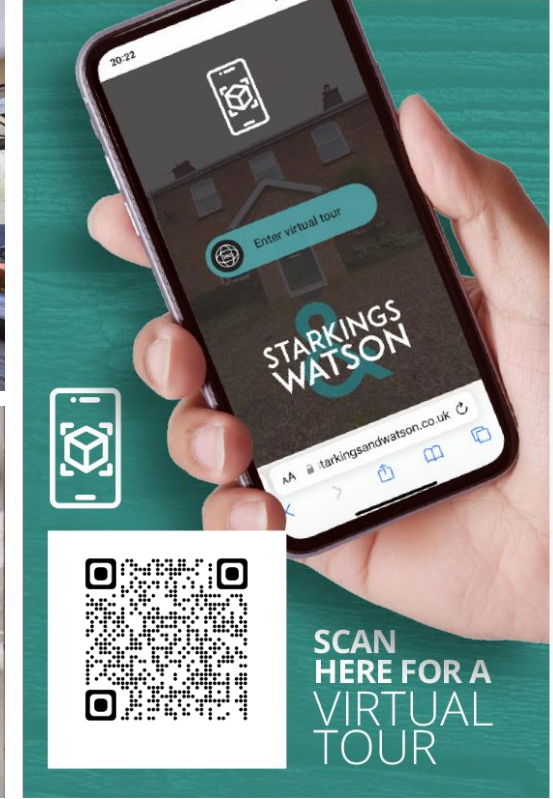
HIGH WAY

# Lingwood, Norwich NR13 4BU

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- Semi-Detached Family Home
- Three Bedrooms
- 16' Sitting Room
- 15' Conservatory
- Cloakroom & Utility Room
- Modern Shower Room
- Storage Garage, Driveway & Gardens
- Walking Distance to Shops, Schools & Train Station

### IN SUMMARY

Situated in the POPULAR village of LINGWOOD, this MODERN semi-detached home offers SPACIOUS ACCOMMODATION, ample parking on the GOOD SIZED DRIVEWAY, STORAGE GARAGE and PRIVATE GARDENS. An ideal FIRST TIME BUY or INVESTMENT PROPERTY, huge potential exists to CAPITALISE on the FLEXIBLE LAYOUT and move-in condition. Once inside, a hall entrance leads to the MODERN FITTED KITCHEN with SPLIT FACED TILING, utility room with SPACE for APPLIANCES, cloakroom, 16' SITTING ROOM and 15' CONSERVATORY. The first floor offers THREE BEDROOMS and the modern SHOWER ROOM. Heading outside, a LOW MAINTENANCE and LAWNED GARDEN can be found, with STORAGE and a GREEN HOUSE.

### SETTING THE SCENE

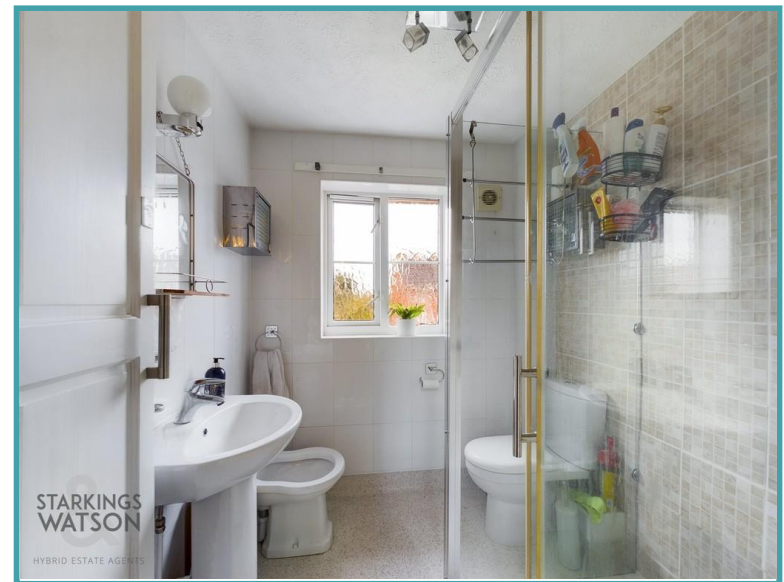
From the road, a shingle driveway offers parking, with an adjacent lawned garden. A pathway leads around the property, with access to the storage garage, and gated side access. The side access also offers a gate to the rear garden.

### THE GRAND TOUR

Through the uPVC double glazed door you head straight into the hall entrance with a barrier mat and tiled flooring, A door opens to the sitting room, with one opposite heading straight into the fitted kitchen. With attractive split face tiled splash backs creating a feature the attractive worktops and cupboard doors offer a great contrast. Space has been left for an electric cooker and fridge/freezer, whilst the one and a half bowl ceramic sink is completed by a mixer spray tap. A door leads into the utility space which is a great multi-purpose room with space for a washing machine. This in turns leads into the cloakroom - both with tile flooring under foot, and the storage garage beyond. Heading back to the hall, the sitting room is carpeted, with stairs rising up, and a sliding patio door heading to the conservatory - finished with central heating and wood effect flooring, this creates an extension to the living space, or as a dining room. Heading upstairs, the three bedrooms lead off the landing, two double in size, and one a single. All of them are complemented by the shower room which includes tiled splash backs and a rainfall shower head.

### THE GREAT OUTDOORS

Heading outside, the garden is enclosed with low level fencing, and finished with lawn and a raised timber decked seating area. Planting can be found to both sides, with a useful storage shed and plum slate pathway which leads to the side and conservatory . The storage garage offers an up and over door to front, power and lighting.



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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 with the train station within walking distance. 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 4BU

What3Words : ///committee.invisible.unto

### VIRTUAL TOUR

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

### AGENTS NOTE

To the rear of the property land is earmarked for residential development, this was agreed prior to our vendors purchase of the property. The property is heavily screened by a number of trees.

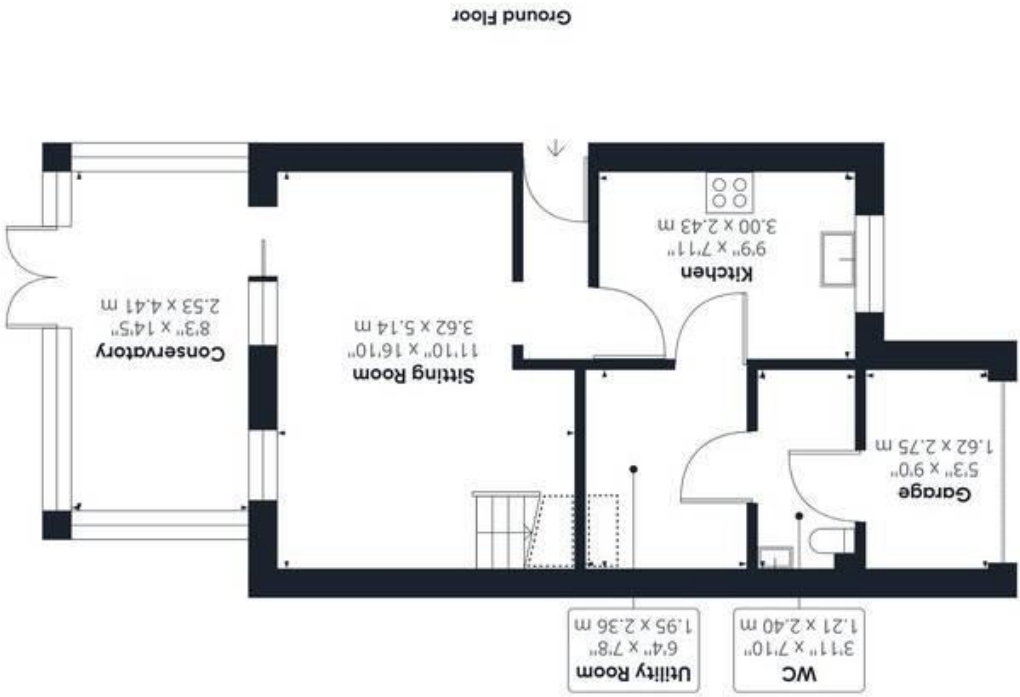
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential 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.

⚠️ Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>(1)</sup>

916.36 ft<sup>2</sup>  
85.13 m<sup>2</sup>

Reduced bedroom

14.07 ft<sup>2</sup>  
1.31 m<sup>2</sup>