

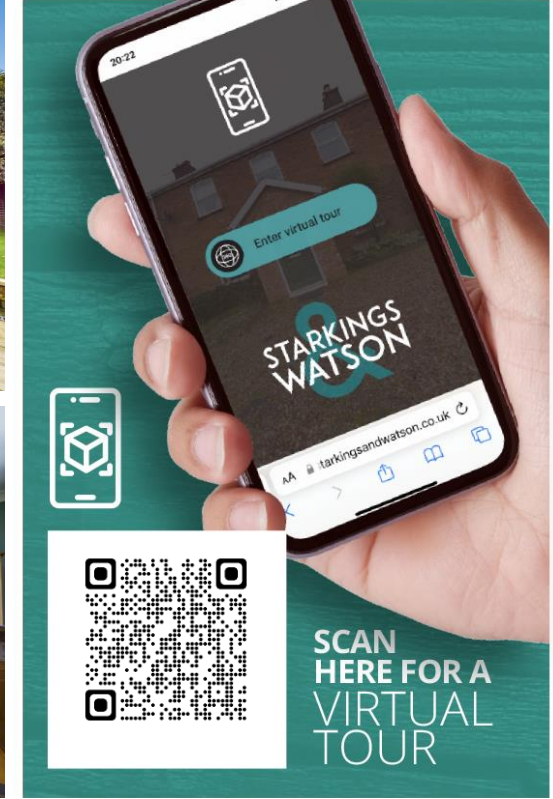
STATION ROAD

Lingwood, Norwich NR13 4AZ

Freehold | Energy Efficiency Rating : C

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

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- Sought After Village
- Extended Semi-Detached Home
- Sitting Room with Wood Burner
- Kitchen & Separate Utility Room
- Three Bedrooms
- Bathroom & Separate Shower Room
- Landscaped Lawned Garden
- Garage & Gated Driveway

### IN SUMMARY

Having been EXTENDED and MODERNISED over the years the property offers a SPACIOUS and FLEXIBLE layout arranged over two floors. The accommodation comprises a PORCH ENTRANCE, sitting room with WOOD BURNER, kitchen and UTILITY ROOM, separate DINING ROOM with FRENCH DOORS to the garden, and adjacent SHOWER ROOM. The first floor offers THREE BEDROOMS including the main bedroom with dressing area, and family bathroom. The outside is a real feature with a LANDSCAPED and LAWNED GARDEN, enclosed with high level timber fencing, with a HIGH DEGREE of PRIVACY. The gated patio leads to the INTEGRAL GARAGE and shingle driveway which is enclosed with a timber FIVE BAR GATE.

### SETTING THE SCENE

The property is approached by a large enclosed shingle driveway providing off road parking for several vehicles, with access to the integral garage, and a timber five bar gate to the road.

### THE GRAND TOUR

The entrance hall offers tiled flooring, coved ceiling, uPVC window to front and side, radiator and storage space for coats and shoes, with a door to the sitting room. Centred around a feature cast iron wood burner set within a fireplace with timber mantelpiece and tiled hearth and fitted carpet. There is useful built-in under stairs storage cupboard, and a door to the kitchen - with a comprehensive fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap. A built-in eye-level electric oven and inset electric ceramic hob with extractor fan over is included, along with an integrated fridge. Doors lead to the dining room and to the utility room which offers further storage and space for a tumble dryer, washing machine and dishwasher. The dining room is adjacent to the kitchen, with continued tiled flooring, coved ceiling with loft access hatch, uPVC double glazed French doors to rear, and a door to a modern white three piece shower room. Heading upstairs, the landing offers fitted carpet, radiator, built-in airing cupboard housing radiator and storage shelving, with doors to three bedrooms including the main bedroom with a walk-in dressing area. The family bathroom is finished with a white three piece white suite comprising low level W.C, pedestal hand wash basin, panelled bath, and tiled splash backs.



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Brundall Office on **01603 336556**



### THE GREAT OUTDOORS

Leaving the house via the dining room, a fully enclosed landscaped garden greets you. Enclosed with high level timber fencing, a patio area extends, enjoying a bright and sunny aspect, with steps leading to a large lawned garden. Various maturing planted trees extend the privacy, with gated access leading to the side of the property. A brick built shed adjoins the utility room with lighting and uPVC double glazed windows and door. The garage offers an up and over door to front, electric fuse box, wall mounted gas fired combi boiler, power and 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 4AZ

What3Words : ///rival.indicates.crisps

### VIRTUAL TOUR

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

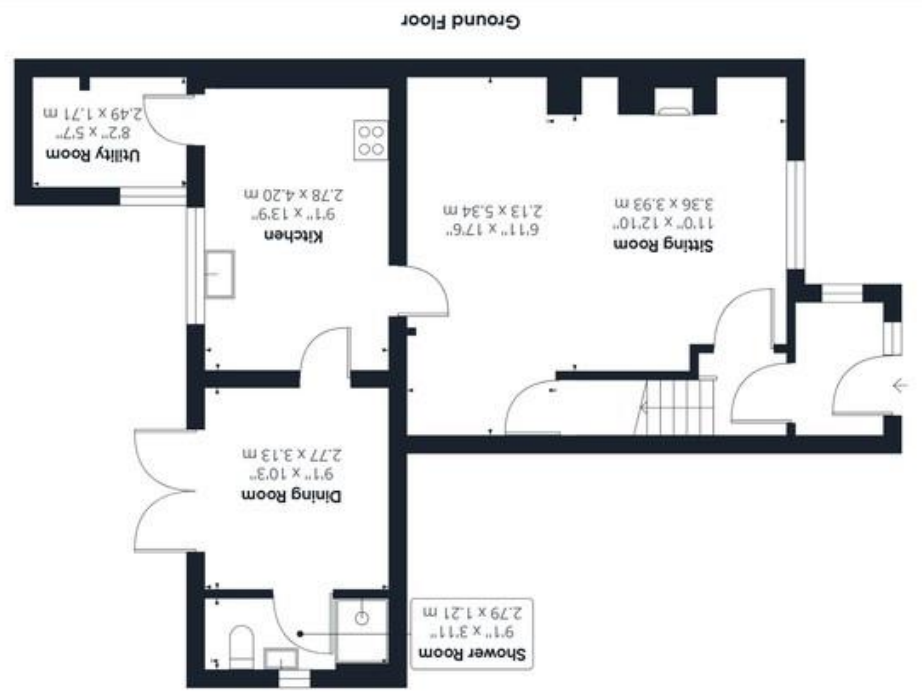
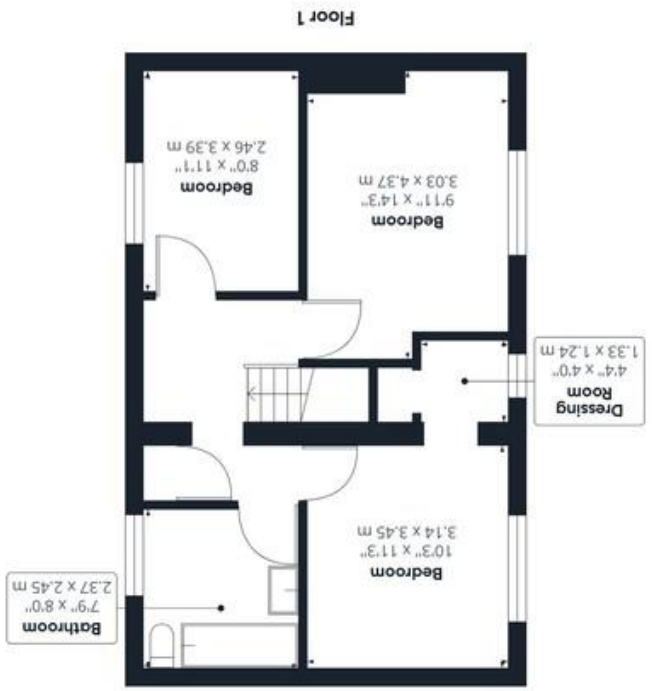
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Price:



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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<sup>(1)</sup>  
 1157.75 ft<sup>2</sup>  
 107.56 m<sup>2</sup>

