

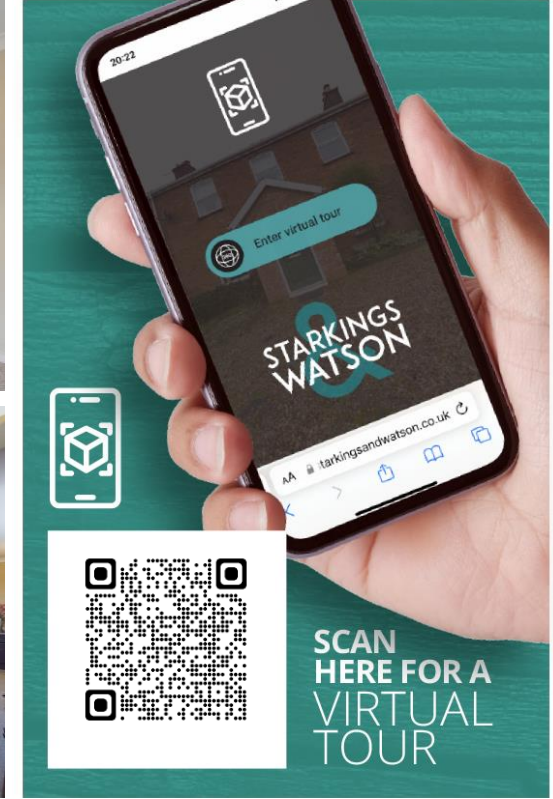
STATION ROAD

Lingwood, Norwich NR13 4AZ

Freehold | Energy Efficiency Rating : TBC

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

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- No Chain!
- Extended Detached Bungalow
- Potential to Update & Modernise
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Integral Garage
- Private Non-Overlooked Gardens

IN SUMMARY

NO CHAIN. Ready to MOVE-IN, this EXTENDED detached bungalow sits close to VILLAGE AMENITIES, with a GOOD SIZED GARDEN and OPEN PLAN LAYOUT. With some 1070 Sq. ft (stms) of accommodation, there is still further POTENTIAL with the GARAGE being integral (stp). Heading in from the side access, a hall way leads to THREE BEDROOMS - all with BUILT-IN WARDROBES, and the SHOWER ROOM adjacent. The 18' SITTING ROOM includes a feature FIRE PLACE with an open plan DINING AREA and LOW LEVEL WINDOW which EXTENDS the VIEW across the garden. The KITCHEN has been extended to allow for a LARGE BREAKFAST BAR with ample storage and space for WHITE GOODS. Doors lead off to the GARAGE and rear CONSERVATORY/PORCH - a handy entrance with storage space. The REAR GARDEN is NON-OVERLOOKED and includes a large lawn and various planting.

SETTING THE SCENE

Set back from the road in a row of similar properties, a green aspect can be enjoyed to front, with a lawned

area, and long driveway providing tandem parking which in turn leads to the garage.

THE GRAND TOUR

Using the original side entrance, a uPVC door opens into the front entrance hall. With fitted carpet under foot, a door leads to the reception area and main sitting room, with doors to all other bedrooms and the shower room. The front two double bedrooms offer built-in wardrobes, with the smaller bedroom offering a side access and built-in cupboard. The shower room offers tiled walls and a three piece suite which incorporates a shower cubicle with a thermostatically controlled shower. The 18' sitting room includes a feature fire place and an open plan dining area with a picture window offering great views across the garden, along with a door for direct access. The kitchen/breakfast room is open plan, with a large breakfast bar, window to side, and space for all white goods. The open plan layout works seamlessly, whilst the garage is adjacent and integral for ease of storage access. The rear conservatory can be an easier access to the property, offering storage and seating space.

THE GREAT OUTDOORS

The rear garden is non-overlooked and fully enclosed with timber panelled fencing. A central lawn and planted borders can be found, with a timber shed and green house for storage. Various hedging and mature shrubbery adds colour, whilst a gated access leads 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 4AZ

What3Words : ///reviewed.country.overpower

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)
1070.85 ft²
99.49 m²

