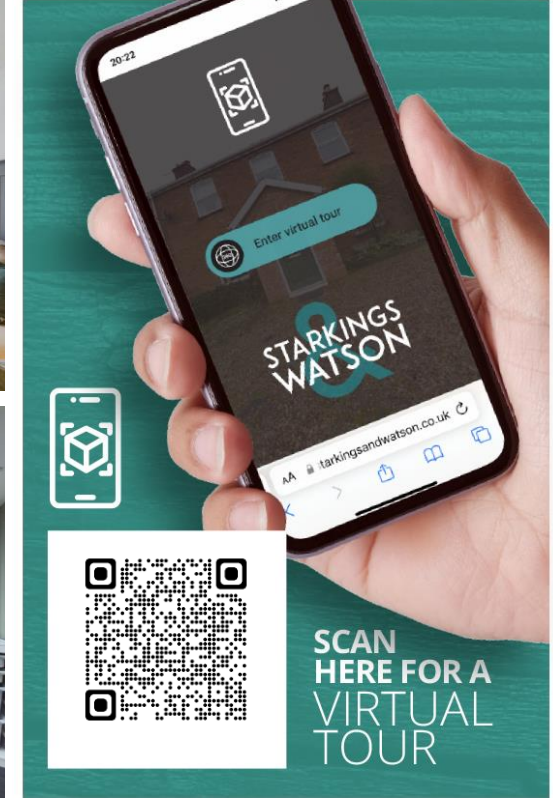


# ST. EDMUNDS ROAD Lingwood, Norwich NR13 4LU

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Semi-Detached Townhouse
- Perfect for a Family
- Close to Transport Links
- Orangery Added by Current Vendors
- Accommodation Over Three Floors
- Three Bedrooms
- Off Road Parking
- Low Maintenance Garden

### IN SUMMARY

Built in 2013 this THREE BEDROOM SEMI-DETACHED TOWNHOUSE occupies a POPULAR CUL-DE-SAC LOCATION with a modern finish, AMPLE OFF-ROAD PARKING and LOW MAINTENANCE GARDENS. With a HALL ENTRANCE, the accommodation comprises a MODERN FITTED KITCHEN with space for appliances, cloakroom and SITTING ROOM with built-in storage and FRENCH DOORS to the ORANGERY - which has been RECENTLY ADDED by the current vendor and OPENS TO THE REAR GARDEN. The first floor offers two bedrooms and the FAMILY BATHROOM, with the MAIN BEDROOM located on the top floor. Finished with GAS FIRED CENTRAL HEATING and uPVC DOUBLE GLAZING, the property is presented in MOVE-IN CONDITION! The rear garden offers a WEST FACING ASPECT ideal for the evening sun, with its low maintenance finish and patio space.

### SETTING THE SCENE

The property offers a low maintenance frontage with adjacent driveway providing off road parking for several vehicles. Gated access leads to the rear garden.

### THE GRAND TOUR

Heading inside, the hall entrance offers fitted carpet, radiator and stairs to the first-floor landing. A door leads to the kitchen, with the fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and 'insinkerator' disposal unit and mixer tap. Cooking appliances include an inset gas hob and built-in electric oven with extractor fan, along with space for white goods - washing machine and fridge freezer. The kitchen is open plan to the inner hall, with doors to the two-piece cloakroom with tiled splash backs, and into the sitting room with wood effect flooring. French doors open to the orangery, a fantastic addition to the living space, of brick and uPVC construction with uPVC double glazed windows to side and rear, uPVC double glazed French doors to garden and a uPVC self-cleaning glass roof. Heading upstairs, the landing is finished with fitted carpet, with doors to the three-piece family bathroom incorporating a panelled bath with thermostatically controlled shower, and to two double bedrooms. The top floor offers the main bedroom with a built-in wardrobe.

### THE GREAT OUTDOORS

Leaving the property via the Orangery doors there is an enclosed rear garden with timber panelled fencing, artificial lawn and patio area. Gated access leads to the front of the property and the parking.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



### OUT & ABOUT

Situated in the heart of Lingwood, East of the City of Norwich, excellent transport links via Road and Rail can be found within the village. Within walking distance of the property, you can find an abundance of amenities including Village Shop, Post Office, Primary School and Public Houses. 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 4LU

What3Words : ///flattens.romantics.neon

### VIRTUAL TOUR

Composite entrance door to: 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:



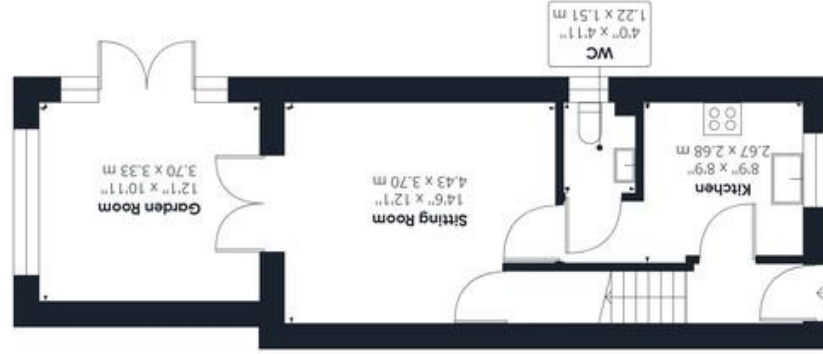
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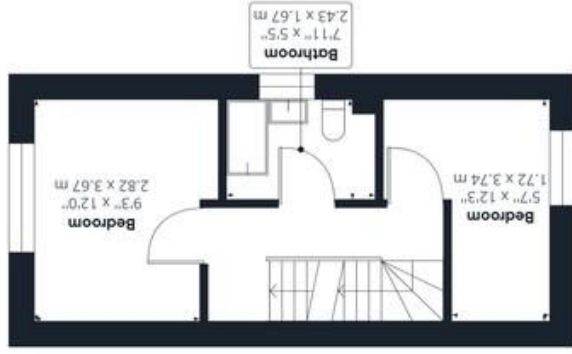
Floor 2



Ground Floor



Floor 1



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<sup>(1)</sup>  
958.96 ft<sup>2</sup>  
89.09 m<sup>2</sup>