



## Willow Close, Lingwood, Norwich

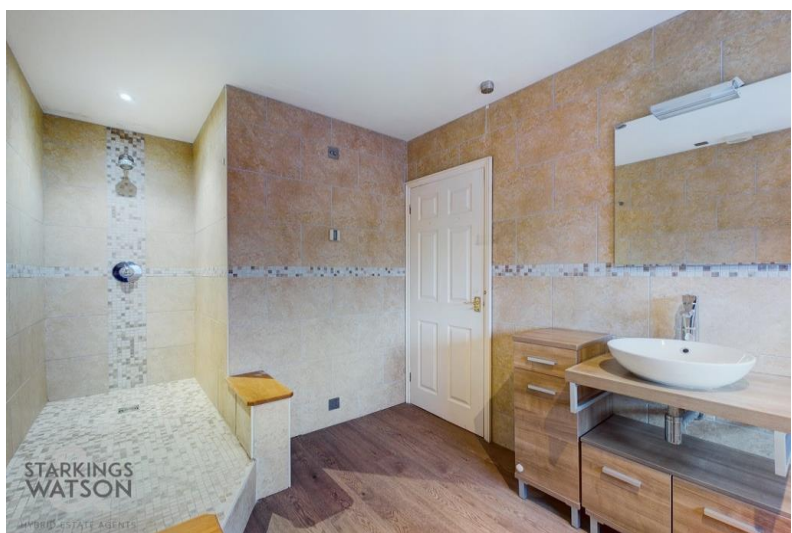
£1,400 pcm - Tenancy Info

Energy Efficiency Rating : D

- ✓ 1700 Sq ft Family Home (stms)
- ✓ Cul-De-Sac & Sweeping Driveway
- ✓ Three/Four Sizeable Bedrooms
- ✓ Porch & Hall Entrance
- ✓ Two/Three Reception Rooms
- ✓ Kitchen with Central Island
- ✓ Wrap Around Lawned Gardens
- ✓ Integral Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





With over 1700 Sq ft (stms) of accommodation, this THREE/FOUR BEDROOM detached FAMILY HOME is situated on a QUIET RESIDENTIAL CLOSE, and is accessed via a SWEEPING DRIVEWAY. With LARGE uPVC DOUBLE GLAZED WINDOWS flooding the property with natural light, and gas fired central heating, the ROOMS are all WELL PROPORTIONED and include a FLEXIBLE LAYOUT. The main LIVING SPACE includes separate SITTING and DINING ROOMS, with a KITCHEN/BREAKFAST ROOM boasting a CENTRAL ISLAND, with a cloakroom and STUDY/bedroom to the ground floor. The first floor offers THREE FURTHER BEDROOMS, including the 17' MAIN BEDROOM, and modern family bathroom in a WET ROOM STYLE. To the outside is access to the integral garage and a fully enclosed rear garden.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR13 4BT), but to help you...Leave Norwich via the A47 heading towards Great Yarmouth. Turn right at the Brundall roundabout entering Brundall. Continue along The Street and around the left hand bend, passing over the mini roundabout. Continue over the

mini roundabout and follow through the village of Strumpshaw onto Norwich Road. Follow until you find Christine Avenue on your right hand side. Turn into the road, and first right onto Willow Close, where the property can be found on the right hand side.

The property is approached via a generous hard-standing driveway with a low lying boundary wall which leads to the main property.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Tiled effect flooring, uPVC obscure double glazed window to front, door to garage.

#### ENTRANCE HALL

Fitted carpet, radiator, obscure glazed window to front, stairs to first floor landing, coved ceiling, doors to:

#### CLOAKROOM

Two piece suite comprising wall mounted hand wash basin and mixer tap over, tiled splash backs, extractor fan, tiled flooring, radiator, uPVC obscure double glazed window to front.

#### SITTING ROOM

17' 4" x 17' 2" Max (5.28m x 5.23m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, uPVC double glazed window to front, uPVC double glazed window to side, television and telephone points, coved ceiling, skirting board heating system, door to dining room.

#### **KITCHEN/BREAKFAST ROOM.**

17' 7" x 11' 6" (5.36m x 3.51m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset sink and drainer unit with mixer tap, tiled splash backs, island unit with inset gas hob with extractor fan over, built-in eye level electric double oven, integrated fridge/freezer, integrated dishwasher, space for washing machine, space for tumble dryer, tiled flooring, uPVC double glazed window to rear x2, wall mounted gas fired central heating boiler, larder cupboard, pantry cupboard, coved ceiling.

#### **DINING ROOM**

11' 7" x 11' 4" (3.53m x 3.45m) Fitted carpet, radiator, uPVC double glazed window to rear, uPVC double glazed sliding patio door to side, coved ceiling.

#### **STUDY/BEDROOM**

11' 8" x 9' 4" Max (3.56m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

#### **STAIRS TO FIRST FLOOR LANDING**

Fitted carpet, radiator, uPVC double glazed window to front, built-in double airing cupboard, cupboard housing stairs to loft, coved ceiling and extractor fan, doors to:

#### **DOUBLE BEDROOM**

17' 3" x 15' Max (5.26m x 4.57m) Fitted carpet, radiator, uPVC double glazed window to front, uPVC double glazed window to side, television point, built-in double wardrobe, coved ceiling.

#### **DOUBLE BEDROOM**

11' 9" x 11' 7" (3.58m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to side, television point, coved ceiling.

#### **BEDROOM**

9' 8" x 8' 4" (2.95m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, coved ceiling.

#### **FAMILY BATHROOM**

Four piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, free standing rolled top bath with mixer shower tap, walk-in shower with thermostatically controlled rainfall shower and tiled flooring, tiled walls, wall mounted vanity mirror with lighting, extractor fan, wood effect flooring, vertical radiator, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlights.

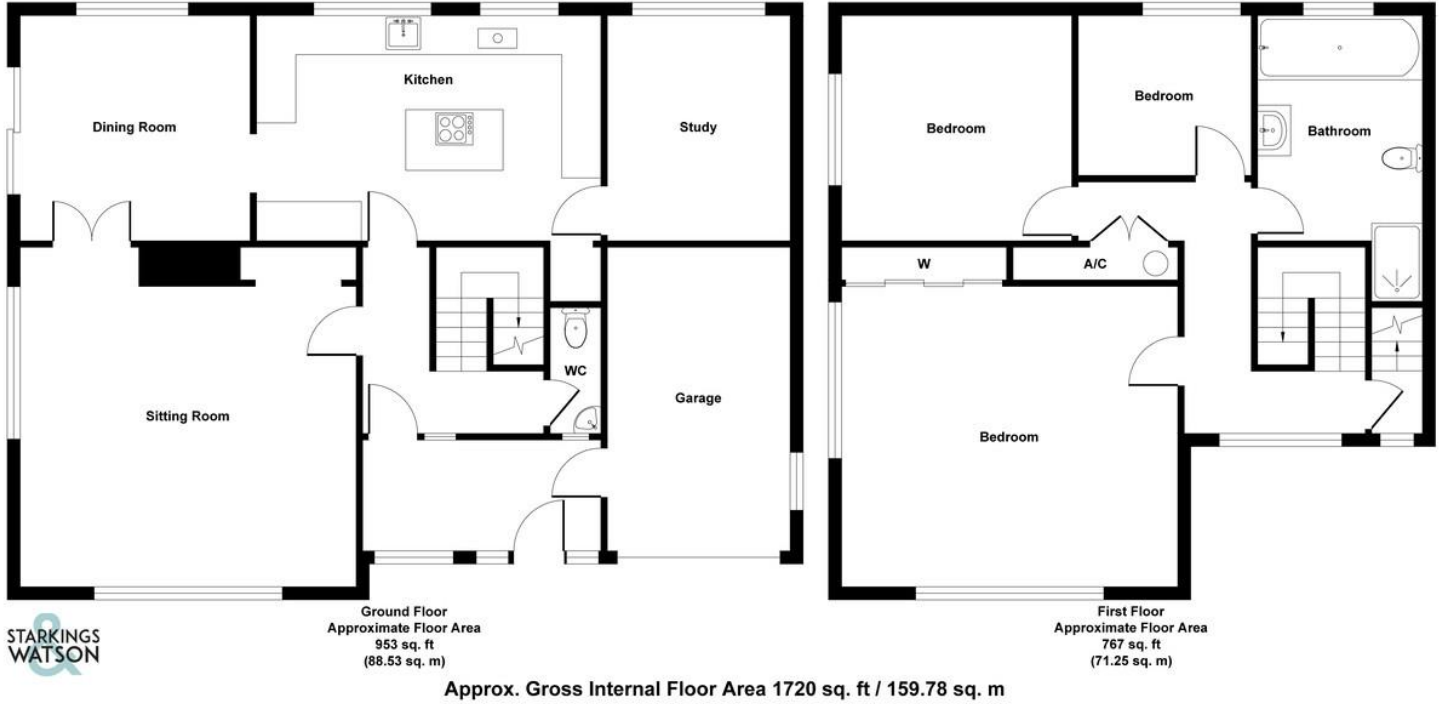
#### **OUTSIDE**

The fully enclosed rear garden is mainly laid to lawn with various mature shrub borders. The main patio is accessed from the dining room patio doors and adds to this easily maintained garden. The property offers access from the front of the property via a side access gate.

#### **GARAGE**

Up and over door to front, uPVC window to side, range of wall and base units, power and light.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.