

THE STREET

# Lenwade, Norwich NR9 5SD

Freehold | Energy Efficiency Rating : F

To arrange an accompanied viewing please pop in or call us on 01953 438838

# FOR SALE PROPERTY



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# STARKINGS WATSON

- Character Family Home
- Sitting Room with Exposed Brickwork
- Open Kitchen/Dining Room
- Bathroom & Ground Floor Cloakroom
- Recently Re-roofed & Updated
- Three Double Bedrooms
- Gardens to Rear
- Off Road Parking & Garage

### IN SUMMARY

Having been CONVERTED and UPDATED through the years, this is a RARE OPPORTUNITY to purchase an OLD CHAPEL in the village of Lenwade. RECENT UPGRADES include NEW CARPETS, re-wiring and installation of a NEW ELECTRIC FUSE BOX, with the external render RE-DECORATED and with a NEW ROOF added. The accommodation is laid out with a SITTING ROOM, cloakroom accessed off the ENTRANCE HALL and an OPEN PLAN KITCHEN/DINING ROOM at ground level. Upstairs THREE BEDROOMS can be found, of which all will fit a KING SIZE BED, wardrobes and BEDROOM FURNITURE due to the size. There is parking to front, GARAGE and GARDENS to rear.

### SETTING THE SCENE

Tucked away in the heart of the village, there is parking provided to front with space for multiple vehicles. The driveway also leads to the garage and main property.

### THE GRAND TOUR

Passing through the uPVC double glazed entrance door, you enter the hall with a fitted carpet under foot, stairs leading to the first floor with under stair storage space. Doors then lead to the sitting room, cloakroom and kitchen/dining room. The sitting room has wood effect flooring, two uPVC windows facing to front and an exposed brick fireplace with timber mantle and wall lighting. The cloakroom has a two-piece suite with low-level WC and a wall mounted hand wash basin. The kitchen has cabinets at wall and base level with wood effect work surfaces and matching up-stands. There is space for a fridge/freezer and washing machine with a built-in electric cooker hob and extractor fan. Also in situ there is a floor standing oil fired central heating boiler, stainless steel sink and a window facing to side. This room opens to the dining room which has timber beams and a further window facing to side. Upstairs the property has replacement carpets which run into all bedrooms, with space for freestanding or built-in wardrobes in every room. There are uPVC double glazed windows and Velux windows with space for a king-size bed in every room. The family bathroom has a three piece suite with an electric shower over the bath.

### THE GREAT OUTDOORS

Stepping out of the kitchen door, there is a hard standing patio providing an entertaining space with a room for garden furniture. This opens to an area of lawn with flower bedding at the boundary, enclosed with timber panel fencing and offering an area of decking to one corner.



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#### OUT & ABOUT

The attractive village of Lenwade is located just 12 miles from Norwich, and is a short drive from the Broadland Northway (NDR), which leads to the A47 and A11. The village offers several public houses, doctors surgery, a popular primary school, village hall and excellent bus links. There is an active community, with further amenities in nearby Reepham, including the sought after Reepham High School and Sixth Form College.

#### FIND US

Postcode : NR9 5SD

What3Words : ///mountains.modest.panning

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The rear garden images have been enhanced to show a potential finish with some works carried out - to see current condition, please refer to the virtual tour.

**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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|  <p>HYBRID ESTATE AGENTS</p> | <p><b>Approximate total area<sup>(1)</sup></b></p> <p>1226.11 ft<sup>2</sup><br/>113.91 m<sup>2</sup></p> <p><b>Reduced headroom</b></p> <p>15.87 ft<sup>2</sup><br/>1.47 m<sup>2</sup></p> | <p>(1) Excluding balconies and terraces</p> | <p> Reduced headroom (below 1.5m/4.92ft)</p> | <p><b>GIRAFFE 360</b></p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> |
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