

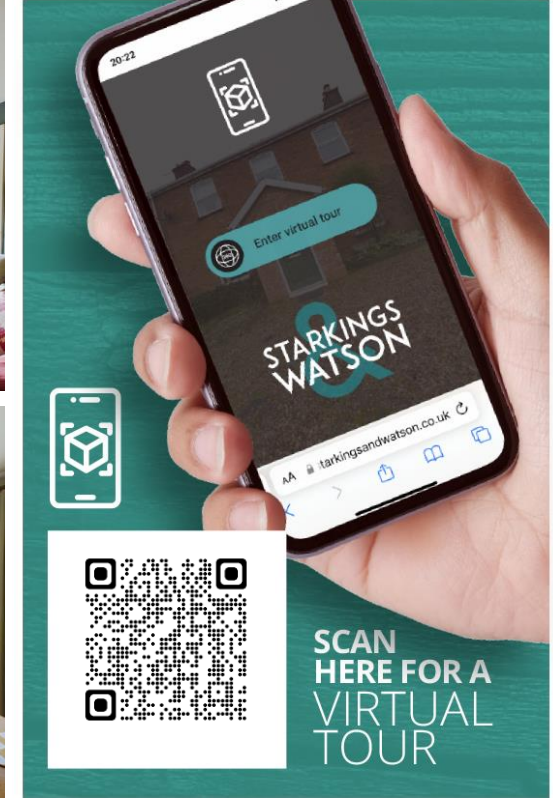
NORWICH ROAD

Lingwood, Norwich NR13 4BQ

Leasehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- Tucked Away Setting on Private Drive
- Detached Family Home with Garage
- Private Enclosed Gardens
- Karndean Flooring to Ground Floor
- Hall Entrance & Sitting Room
- Open Plan Kitchen/Dining Room
- Utility with Separate Cloakroom
- Four Bedrooms

IN SUMMARY

Fronting this popular development and enjoying a TUCKED AWAY tree lined setting on a PRIVATE DRIVEWAY, this detached FAMILY HOME is a short stroll to the village school and village hall. With AMPLE PARKING to front and an INTEGRAL GARAGE, the property enjoys a GREEN and LEAFY FEEL with hedging to one side, and PRIVATE NON-OVERLOOKED GARDENS to the rear. With a STUNNING KARNDEAN FLOORING running throughout the ground floor, the property is EASY to MAINTAIN, and FLEXIBLE due to its OPEN PLAN LAYOUT. Internally a HALL ENTRANCE greets you, taking you into the main sitting room with DOUBLE DOORS to the open plan KITCHEN/DINING ROOM - boasting FRENCH DOORS to the garden and a UTILITY ROOM with a separate cloakroom. Upstairs, FOUR BEDROOMS lead off the landing, including the main bedroom with EN SUITE and further family bathroom.

SETTING THE SCENE

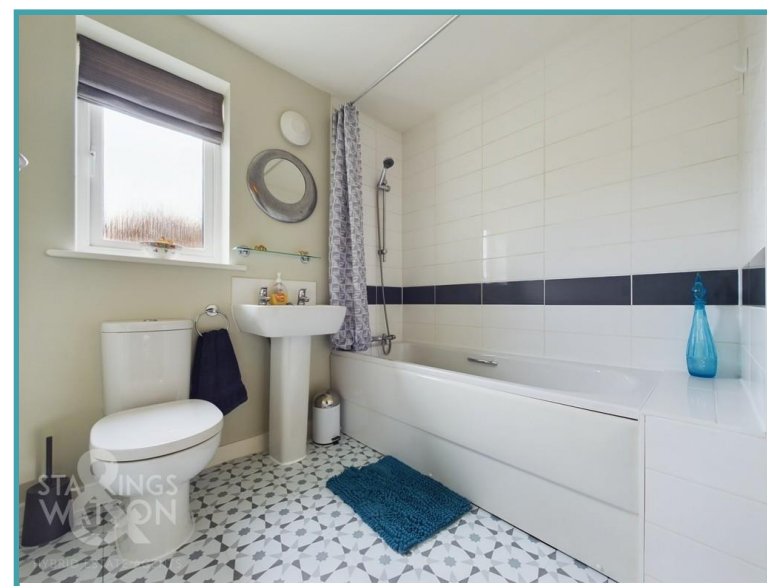
A private brick weave driveway serves only four properties, with access leading to the driveway and

integral garage. Set back from the Norwich Road, hedging gives a high degree of privacy and is maintained via the development service charge. Lawned gardens with various planting can be found to front, with access to the main property and garage.

THE GRAND TOUR

Heading inside, the hall entrance offers wood effect flooring with stairs leading to the first-floor landing. A beautiful herringbone style Karndean flooring takes your eye as you head into the sitting room, with a window to front which enjoys the tucked away setting, and double doors which when open create a great entertaining space as you head into the kitchen/dining room.

Flooded with natural light, there is ample space for a dining table, whilst French doors take you to the rear garden. The kitchen is fully fitted with a u-shape of units which create a breakfast bar, whilst the cooking appliances are integral with a gas hob and electric oven, and space for further white goods. An integral door leads into the garage for easy access, whilst the utility room is beyond, with a matching herringbone style Karndean flooring, and space for laundry appliances. A door leads you into the rear garden, and a W.C can be found to the rear, with a two-piece suite and tiled splash backs. The carpeted landing leads to all four bedrooms. To your left a double bedroom faces to front and a single to rear. The bathroom sits in the middle, with tiled splash backs and a shower over the bath. To the right, a single bedroom faces to rear, with the main bedroom at the front, with a built-in cupboard and door to the en suite shower room - with Aqua board splash backs to the shower.



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THE GREAT OUTDOORS

The rear garden enjoys a non-overlooked rear aspect and is mainly laid to lawn, with a pathway running across the rear and to the side of the property. Various planting can be found to the borders, along with raised vegetable beds. A timber shed sits to one corner, with the garden enclosed with timber panelled fencing. A gate leads to the driveway and garage, finished with an up and over door to front, power and lighting.

OUT & ABOUT

Situated in the village 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 4BQ

What3Words : ///decisive.immune.mows

VIRTUAL TOUR

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

AGENTS NOTE

The property occupies a generous corner plot where a drainage ditch runs around the side of the property. The service charge for the maintenance of green space on the site is charged in the region of £230.51 PA. The property is held on a long leasehold basis, with an annual service charge of £150 PA. An option exists to buy the freehold for a nominal fee of £2000.

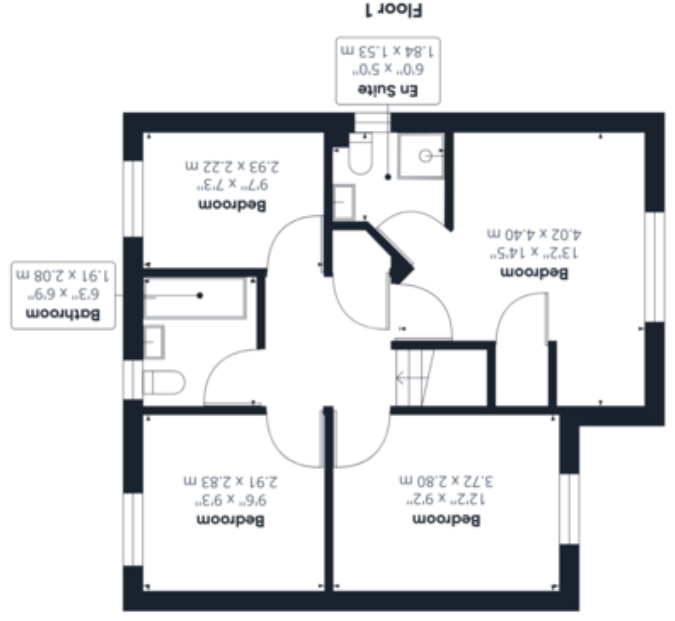
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Price:



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Approximate total area⁽¹⁾
 1191.17 ft²
 110.66 m²

(1) Excluding balconies and terraces

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.

