

STATION ROAD

# Lingwood, Norwich NR13 4AU

Freehold | Energy Efficiency Rating : B

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

# FOR SALE PROPERTY



A hand holding a smartphone displaying the Starkings &amp; Watson virtual tour app. The screen shows a 'Enter virtual tour' button and the company logo. Below the phone is a QR code and the text 'SCAN HERE FOR A VIRTUAL TOUR'. The background is a teal gradient.

arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Vendors Found!
- 2020 Built Detached Bungalow
- Tucked Away Setting
- Walking Distance to Amenities & Transport
- 14' Sitting Room
- 18' Kitchen/Dining Room
- Three Bedrooms
- Timber Log Cabin & Workshop

#### IN SUMMARY

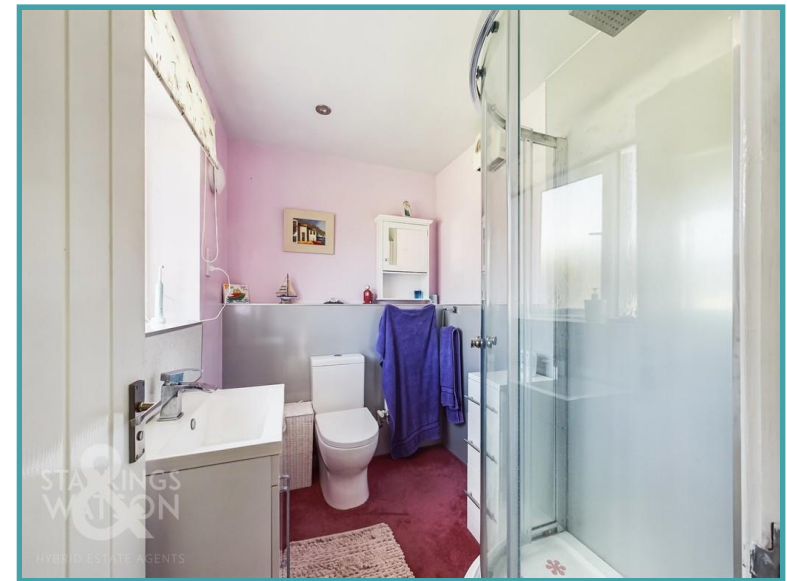
VENDORS FOUND! This 2020 BUILT DETACHED BUNGALOW enjoys a TUCKED AWAY setting just off Station Road, with the convenience of the VILLAGE TRAIN STATION, village hall, SCHOOLS and SHOP all within walking distance! Lingwood sits just off the A47, with GREAT ACCESS to NORWICH and GREAT YARMOUTH, allowing this IMMACULATE HOME to be perfect for a DOWNSIZER or FAMILY who seek an EASY to MAINTAIN PLOT. With a WARRANTY REMAINING on the build, the property offers life on one level, with a 14' SITTING ROOM, 18' KITCHEN/DINING ROOM, three bedrooms, shower room and EN SUITE shower room to the main bedroom. To the rear, the GARDENS are just enough to dine and entertain outside, with LIMITED MAINTENANCE. A large TIMBER LOG CABIN and WORK SHOP can be found, extending the living space and creating HOME OFFICE options.

#### SETTING THE SCENE

Sitting just off Station Road on a private road, timber panelled fencing encloses the shingled parking and turning area. Access leads to both sides of the bungalow, with gates to the garden.

#### THE GRAND TOUR

Heading inside, the carpeted hall is an L-shape with door to all living and bedroom spaces. A cupboard in the hall houses various utilities and solar controls. The sitting room is to your right, a great sized room with a uPVC double glazed window with privacy film facing to front. Extremely spacious in its dimensions, there is ample space for family sized furniture. Next door, the kitchen/dining room extends, with cupboards to three sides, and space for various white goods. The gas hob and electric oven are built-in with an extractor fan over, and tiled splash backs running around the room. The sink unit includes a mixer spray tap and insinkerator waste disposal unit. Patio doors lead out into the garden and log cabins beyond. Back into the hall, the three bedrooms lead off, all finished with fitted carpet, radiators and uPVC double glazing. The main bedroom offers French doors which head straight onto the artificial grass. An en suite shower room includes Aqua board splash backs and a rainfall shower. The main shower room leads from the hall entrance, and is a similar design and finish.



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



### THE GREAT OUTDOORS

The rear garden is the perfect size for those who wish to enjoy the outdoors with limited maintenance. Laid to artificial grass and with a large patio, the garden is enclosed, and finished with a timber log cabin with adjoining work shop. Various planting can be found, with outside water and power supplied, along with access to the front. The log cabin offers power and lighting, along with a diesel generator warm air heating system. The work shop adjacent offers various uses.

### 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 4AU

What3Words : ///together.gurgling.overt

### VIRTUAL TOUR

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

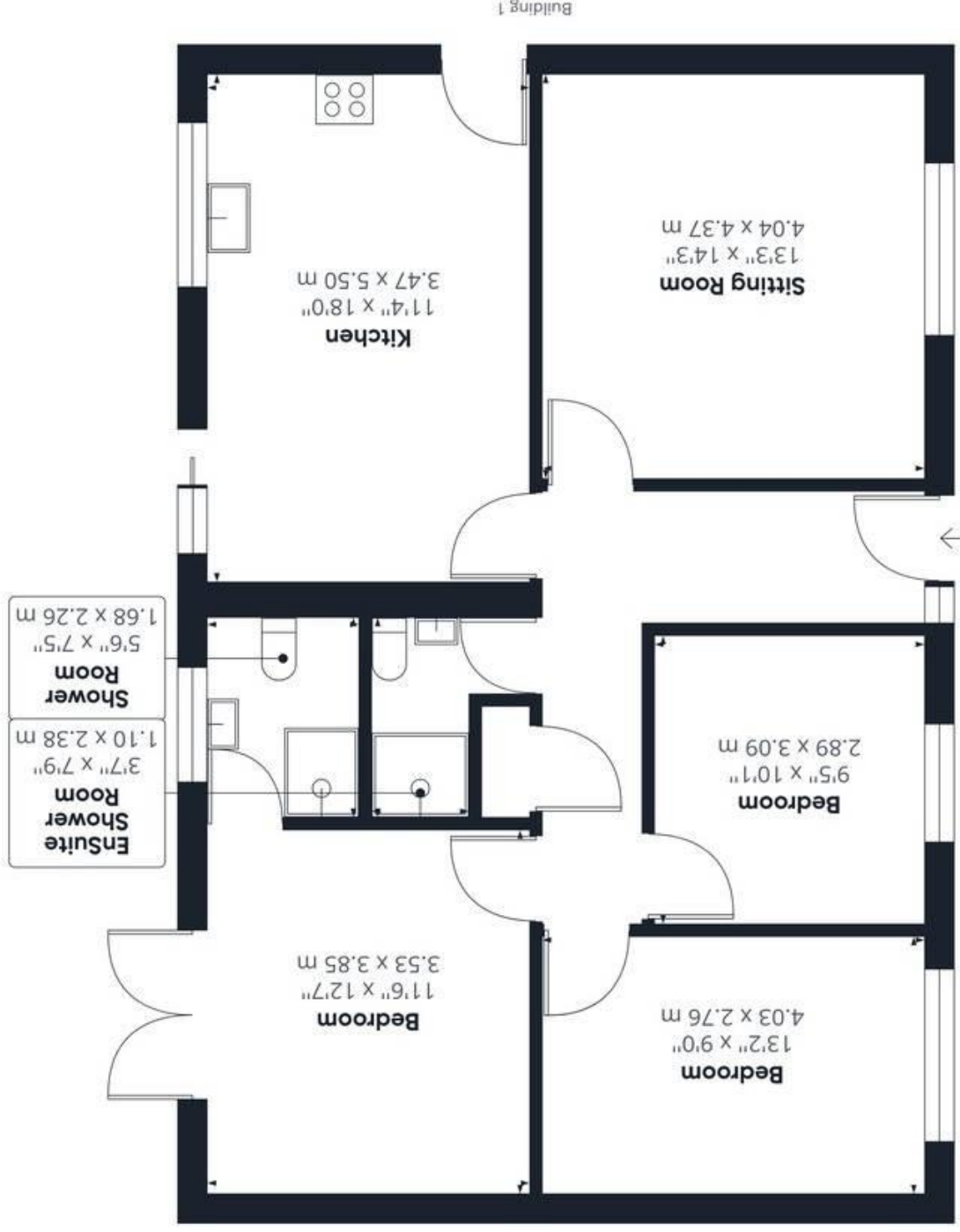
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



Approximate total area (1)  
961.92 ft<sup>2</sup>  
89.37 m<sup>2</sup>

(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.