

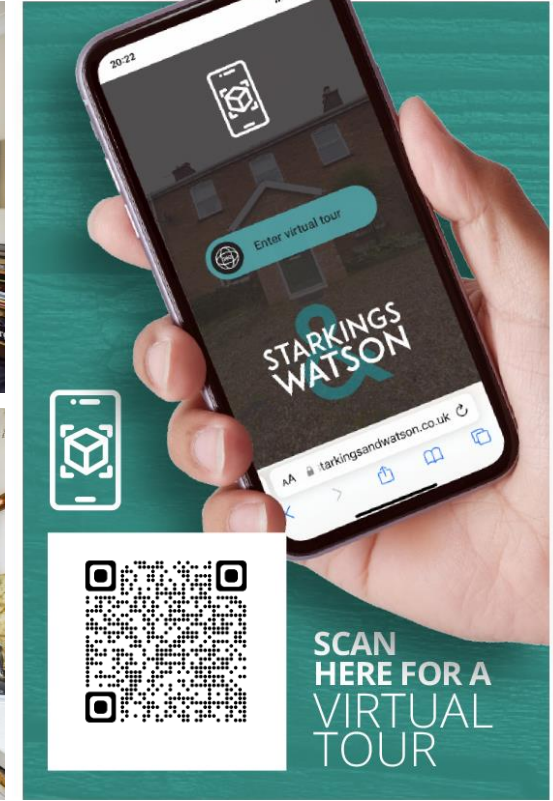
CLARKSON ROAD

Lingwood, Norwich NR13 4BA

Freehold | Energy Efficiency Rating : TBC

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STARKINGS
&
WATSON

- No Chain!
- Semi-Detached Bungalow
- Porch Entrance
- Sitting Room & Conservatory
- Two Bedrooms
- Family Bathroom
- Enclosed Gardens & Side Courtyard
- Garage & Parking

IN SUMMARY

NO CHAIN. With POTENTIAL to MODERNISE and UPDATE, this semi-detached bungalow occupies a CUL-DE-SAC SETTING, with a sweeping frontage which incorporates DRIVEWAY parking, GARAGE and LAWNED GARDENS. The plot includes a REAR LAWNED GARDEN and hard standing COURTYARD which is the perfect SUNTRAP. Internally, a PORCH ENTRANCE leads to the 16' SITTING ROOM, with an inner hall taking you to the KITCHEN, TWO BEDROOMS and family bathroom. The CONSERVATORY leads off to the rear, extending the RECEPTION SPACE.

SETTING THE SCENE

With a sweeping lawned frontage, there is a large grass expanse which could be turned into further parking. Off road parking can be found in front of the garage, whilst paths lead to the main entrance door and gated gardens.

THE GRAND TOUR

Stepping inside an easy to maintain porch entrance offers potential for storage, with a door taking you into the sitting room. Wood effect flooring runs under foot, and a feature fire place creates a focal point to the room. The inner hall includes two built-in storage cupboards and the loft access hatch above. Doors lead off, starting with the fitted kitchen which is functional but now offering great potential. There is space for white goods, and a door leads to the side courtyard. The family bathroom includes a three piece suite, whilst the two bedrooms are located to the rear of the property - both with built-in wardrobes. The conservatory leads off the smaller bedroom, with views over the garden, and creating an extension to the living space.

THE GREAT OUTDOORS

The rear garden is secluded and laid to lawn, whilst fencing and shrubbery encloses the space. The garden opens to the side, where a courtyard garden can be found, with gated access to the front and a door to the garage. The garage offers an up and over door to front.

OUT & ABOUT

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



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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 4BA

What3Words : ///outsiders.pairings.pebbles

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:



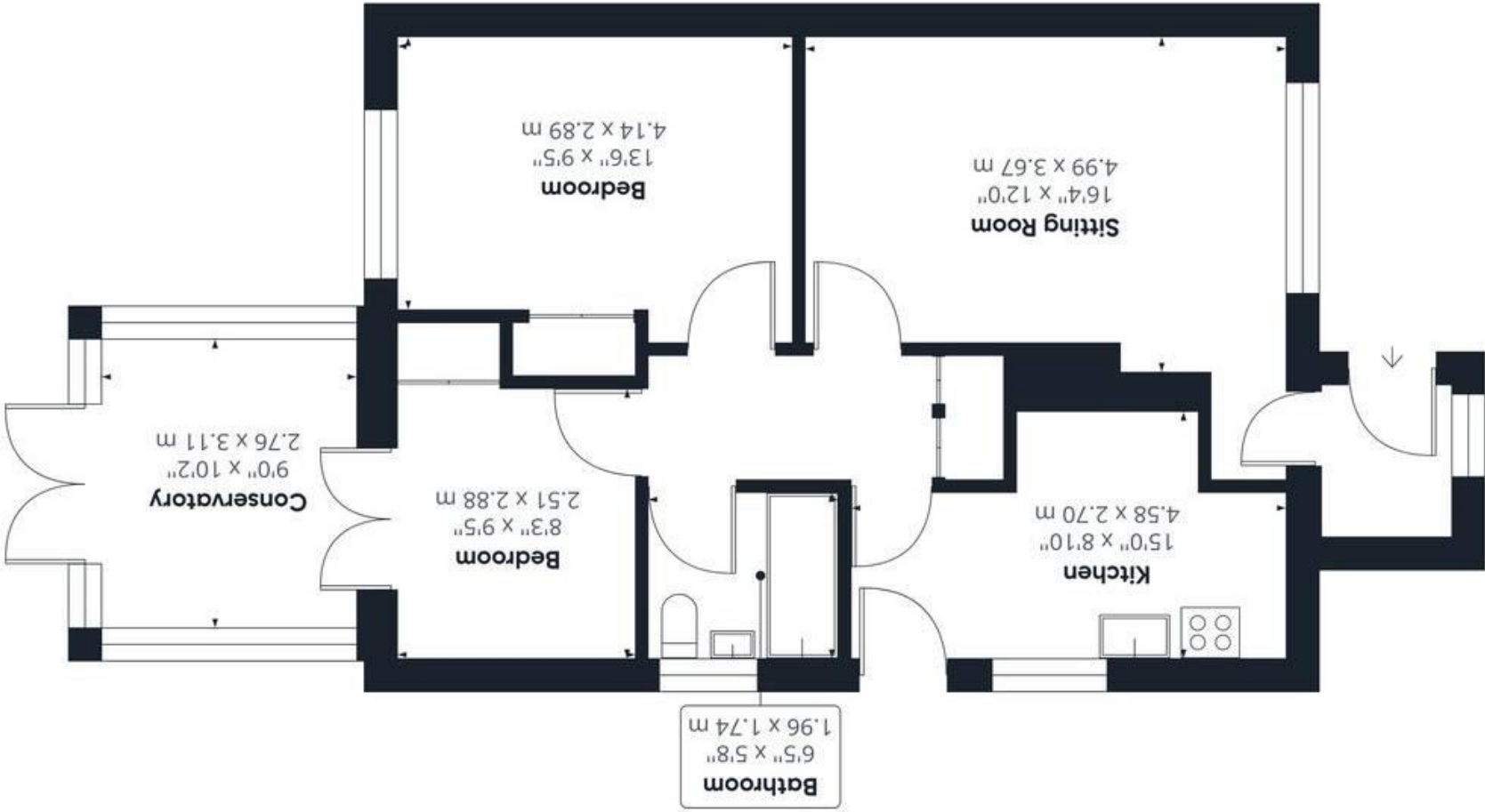
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GIRAFFE 360

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 (1)
774.85 ft²
71.99 m²