

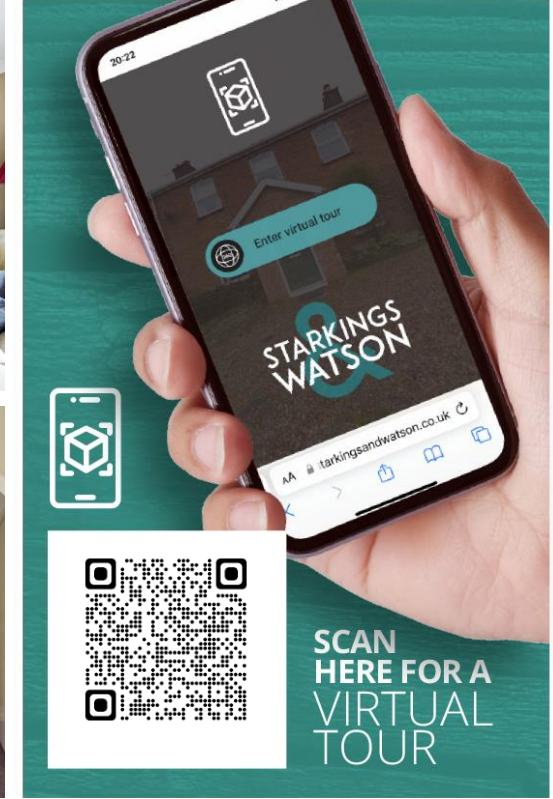
NEVES CLOSE

Lingwood, Norwich NR13 4AW

Freehold | Energy Efficiency Rating : TBC

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

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STARKINGS & WATSON

- Sweeping Corner Plot & Tandem Garage
- Detached Chalet with Ample Parking
- Dual Aspect Sitting/Dining Room
- Ground Floor Study/Bedroom
- Wet Room
- Two First Floor Double Bedrooms
- Private Non-Overlooked Gardens
- Field Views to Front

Occupying a SWEEPING CORNER PLOT with a TWIN DRIVEWAY, car port and TANDEM GARAGE, PANORAMIC FIELD VIEWS can be enjoyed to front. This DETACHED CHALET offers huge potential, with the main property and EXTERIOR all being IMMACULATELY PRESENTED, including the NON-OVERLOOKED, private and SECLUDED GARDENS. There is AMPLE SPACE to extend or utilise the car port and garage in a different way. The accommodation offers a traditional layout, starting with a PORCH and HALL ENTRANCE with storage. The DUAL ASPECT sitting/dining room extends to over 21', with a KITCHEN and rear lobby adjacent. A GROUND FLOOR STUDY/BEDROOM offers a flexible use, with an adjacent WET ROOM. Upstairs, TWO SPACIOUS DOUBLE BEDROOMS can be found in the eaves, with LARGE WINDOWS and further storage.

SETTING THE SCENE

Well-manicured hedging offers a screen to the front of the property, with a low level timber picket fence showcasing the panoramic field views beyond. A shingle driveway provides ample parking, with access

to the car port, with a further driveway on Neves Close leading to a tandem driveway and tandem garage. Sitting almost on its own, the property enjoys excellent privacy.

THE GRAND TOUR

The traditional layout includes a porch and hall entrance, with the stairs to the first floor and a useful range of built-in storage. Starting on your right is the dual aspect sitting/dining room - finished with fitted carpet and two large uPVC double glazed windows. A feature fireplace creates a focal point in the winter months, with ample space at both ends of the room for soft furnishings and a table. Opposite, the ground floor study/bedroom is flexible in its use, with a uPVC double glazed window to front and adjacent wet room. With a white suite installed, tiled walls run around the room, with a wall mounted electric shower and non-slip vinyl flooring. The ground floor is completed by the kitchen - a well fitted room with an inset sink unit, electric hob and built-in electric oven. The cupboards are bespoke, with glazed units to the walls, and tiled splash backs. Space is provided for white goods, whilst a pantry cupboard offers storage. A rear lobby offers coat and shoe storage. Heading upstairs, the landing offers further storage and fitted carpet, whilst leading to the two double bedrooms - both with a range of built-in wardrobes, and uPVC double glazing.



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THE GREAT OUTDOORS

The plot wraps around the property, with the main private garden located to the rear. High level hedging and shrubbery offers excellent seclusion, with raised beds and a wide variety of planting. To one side of the property you can find the covered car port, and to the other a tandem garage with an up and over door, power and lighting.

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 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 4AW

What3Words : ///browsers.lift.announce

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.

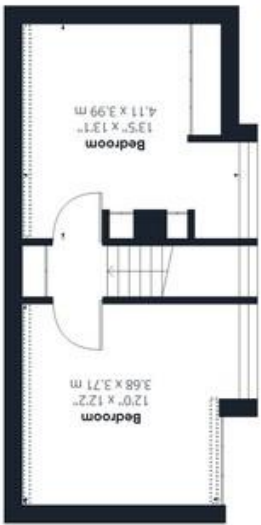
Price:



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Floor 1 Building 1



Ground Floor Building 1



GIRAFFE360
 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) Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 1034.45 ft²
 96.10 m²
 Reduced bedroom
 13.71 ft²
 1.27 m²

HYBRID ESTATE AGENTS

