

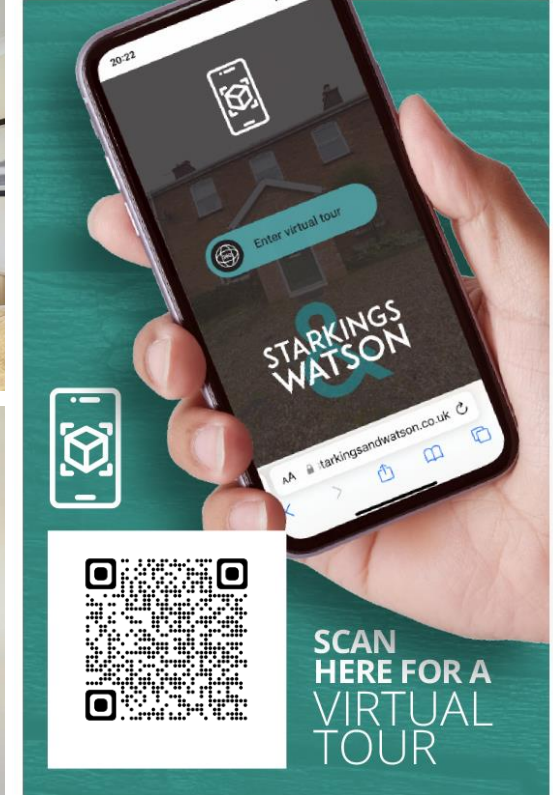
CHRISTINE AVENUE

Lingwood, Norwich NR13 4BJ

Freehold | Energy Efficiency Rating : C

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

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- Tucked Away Cul-De-Sac Setting
- Chalet Style Bungalow with Field Views
- Car Port & Tandem Garage/Workshop
- Hall Entrance with Storage
- Sitting Room with Wood Burner
- Dining Room & Separate Study/Family Room
- Three Bedrooms
- Private Non-Overlooked Gardens

#### IN SUMMARY

This EXTENDED and MODERNISED detached CHALET occupies a FANTASTIC PLOT backing onto OPEN FIELDS, including INCOME GENERATING SOLAR PANELS, and a HIGHLY FLEXIBLE LAYOUT of over 1230 Sq. ft (stms). With a FLEXIBLE and INVITING INTERIOR, the property is ideal for a GROWING FAMILY and those seeking PRIVACY and SECLUSION. Ample parking can be found to front, with a CAR PORT and TANDEM GARAGE beyond. Internally, LARGE WINDOWS flood the rooms with excellent natural light, with the accommodation comprising a HALL ENTRANCE, shower room, utility room and KITCHEN/BREAKFAST ROOM. The main living spaces include an 18' SITTING ROOM with a WOOD BURNER, double doors into the 12' DINING ROOM which links the kitchen and GARDEN, and finally the 19' OPEN PLAN STUDY/FAMILY ROOM - with triple aspect windows. Upstairs, THREE BEDROOMS lead off the landing with a family bathroom. The REAR GARDEN is a MARVEL of PLANTING, with densely stocked beds, SWEEPING PATIOS and a CENTRAL LAWN.

#### SETTING THE SCENE

Set back from the road a tarmac driveway provides ample parking and turning space, adjoined by lawned

gardens and planted beds. The driveway extends to a block paved car port, with a tandem garage and gated access to the rear garden.

#### THE GRAND TOUR

Heading inside, the tiled entrance hall offers a versatile and easy to maintain entrance space, with stairs to the first floor landing and storage underneath. A built-in cloaks cupboard is to the left, with doors to the sitting room, shower room and utility room. Starting in the main living space, the sitting room is complete with a solid wood flooring, feature inset and recessed wood burner and uPVC double glazed window to front. Double doors open to the dining area where the wood flooring runs through and a uPVC double glazed sliding patio door allows for a fantastic flow onto the rear patio. The dining room sits in the heart of the home, with the kitchen adjacent and a further study/family room. The study/family room offers three uPVC double glazed windows for a bright and spacious feel, with fitted carpet under foot. Having been carefully designed, the kitchen/breakfast room includes extensive work surfaces and cupboards, with an inset electric induction hob and electric oven. Space is provided for other general white goods, with the breakfast bar built-in. The utility room bridges the gap between the kitchen and hall, providing space for laundry appliances, with tiled flooring running through the kitchen, utility and hall entrance. A useful side door leads to the driveway. Lastly, the shower room completes downstairs, with a three piece suite - immaculately presented with built-in storage and a heated towel rail. Upstairs, the three bedrooms lead off the landing, all with a range of built-in bedroom furniture. The first floor bathroom includes a shower over the bath and tiled splash backs, along with built-in



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**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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cupboards under the sink unit.

#### THE GREAT OUTDOORS

Heading out from the dining room, a raised patio offers an ideal seating area, taking in the private non-overlooked rear views. A sweeping lawned garden with a block paved pathway leads to the side access, and the working garden which is tucked away behind the garage. Shrubbery, hedging and trees enclose the garden, whilst the garage offers excellent storage with double doors to front, 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 4BJ

What3Words : ///bucket.nosedive.tweezers

#### VIRTUAL TOUR

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

#### AGENTS NOTES

The property includes a Solar PV System which is fully owned and included with the property. Tax free feed in tariff payments started for 25 years from 2011. Payments range depending on the amount of electricity generated, regardless of whether it is used the household or exported. In 2022 the FIT generated £1650. The system is setup to power the house and immersion heater first.

 <p>HYBRID ESTATE AGENTS</p>	<p><b>Approximate total area<sup>(1)</sup></b>  1237.45 ft<sup>2</sup>  114.96 m<sup>2</sup></p> <p><b>Reduced bedroom</b>  29.90 ft<sup>2</sup>  2.78 m<sup>2</sup></p>	<p>(1) Excluding balconies and terraces</p>	<p> Reduced bedroom (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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