

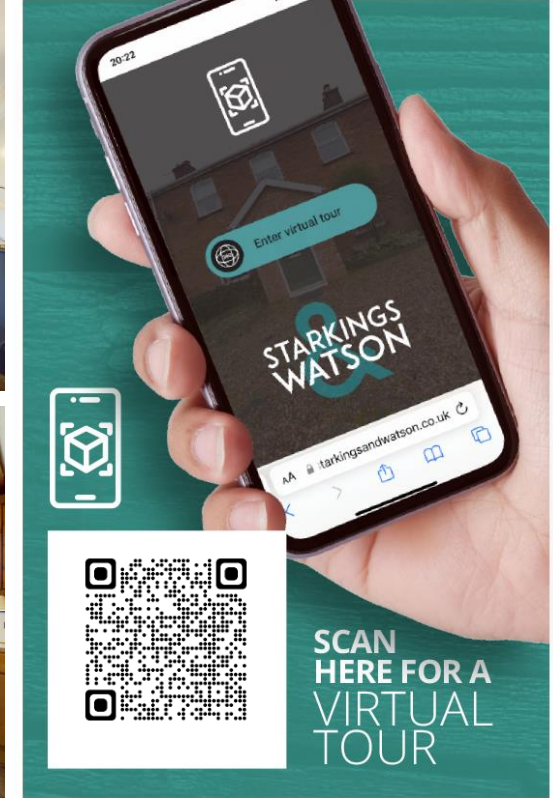
STATION ROAD

Lingwood, Norwich NR13 4AU

Freehold | Energy Efficiency Rating : D

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FOR SALE PROPERTY



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- Detached Extended Cottage
- Tucked Away Gated Drive with Double Garage
- Approx. 0.37 Acre Plot (stms)
- Sitting Room with Wood Burner
- Kitchen & Separate Utility Room
- Dining Room & Further Family Room
- Four Bedrooms
- Family Bathroom & Shower Room

IN SUMMARY

This DETACHED and EXTENDED character cottage occupies a NON-ESTATE SETTING in the heart of LINGWOOD, with a GATED 0.37 ACRE PLOT with WRAP AROUND GARDENS (stms). An IDEAL FAMILY HOME which is within WALKING DISTANCE to the VILLAGE SCHOOL and TRAIN STATION, the internal accommodation extends to over 1960 Sq. ft (stms), with a DOUBLE GARAGE and OUTBUILDINGS. Various UPGRADES have been completed including DECORATION, a NEW WOOD BURNER, upgraded ELECTRICS and a NEW ELECTRIC FUSE BOX, and RENOVATION of the WINDOWS. The layout is SIMILAR to a NORFOLK LONG HOUSE, with SIZEABLE and FLEXIBLE ROOMS on both floors. With a HALL ENTRANCE, everyday use is via the UTILITY/BOOT ROOM, with the 13' KITCHEN/breakfast room and 14' DINING ROOM adjacent. Making for an OPEN PLAN and FLEXIBLE LIVING SPACE, further doors continue to the utility/laundry room, SHOWER ROOM, 22' FAMILY ROOM and 22' SITTING ROOM. Upstairs, FOUR BEDROOMS lead off the landing, with a FAMILY BATHROOM in the middle.

SETTING THE SCENE

Set back from Station Road, a private driveway serves only a handful of properties, with the cottage being located at the end of the driveway, and accessed via a timber five bar gate. The sweeping shingle driveway opens up, with the oversized double garage in front, and the driveway continuing to a parking area which is next to the cottage. A large lawned frontage includes newly planted hedging, and a timber picked fence to the main

formal gardens. Non-overlooked and surrounded with greenery and trees, this secluded setting is something to behold. The main hall entrance exists and is usable, but every day usage tends to be via the side gate which leads to the private courtyard garden and rear access.

THE GRAND TOUR

The beautifully tiled utility/boot room serves as a versatile space for daily activities, offering practical storage for coats and shoes, as well as a welcoming spot for the family pet. This room conveniently connects to both the kitchen and the adjacent utility/laundry room, seamlessly extending the usable area. The utility/laundry room is well-equipped, providing ample storage options, laundry appliance space, and featuring a water softener tucked into one corner. Moving into the kitchen, you will find a delightful farmhouse-style space with ample natural light streaming in from windows on two sides. The kitchen boasts a full complement of tiled splash-backs and flooring. Two openings lead to the neighbouring dining room, creating a highly functional circular flow throughout the space. The kitchen is designed to accommodate a Rangemaster LPG gas cooker, and the focal point is the charming fireplace, surrounded by wood-effect flooring and a window overlooking the front. Continuing down the hall, you will encounter the spacious shower room, which offers flexibility for re-purposing the area or potentially adding a bath alongside the existing shower cubicle. The room exudes character, with a partially vaulted ceiling, an exposed timber beam, and stripped wood flooring that lends a warm and inviting ambiance. As you progress along the hall, you will reach the front entrance door, with stairs rising opposite. The primary living area occupies this part of the house, comprising the sitting room and family room. The sitting room has been thoughtfully curated to create a cosy and welcoming atmosphere. It showcases a wood burner beneath a striking solid wood beam, complemented by tiled flooring underfoot, panelled walls, and eye-catching wallpaper. Abundant natural light enters through windows and French doors at the far end. The family room, adjacent to the sitting room, offers a perfect snug space, featuring attractive wallpaper and stripped wood flooring. Upstairs, the landing spans the length of the house, providing



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Brundall Office on **01603 336556**



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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access to the four bedrooms and the family bathroom. To the left at the top of the stairs, you will find two double bedrooms, both facing the front of the house. The family bathroom is adjacent, offering a generously sized room with a three-piece suite that can easily be updated in a contemporary style. At the opposite end of the landing, you will discover a single bedroom and a larger double bedroom, ideal for creating an en suite bathroom.

THE GREAT OUTDOORS

The gardens wrap around the property, offering a different dimension to each side. From the driveway a large lawned expanse can be found, with a timber picked fence to the lawned frontage, and gated access to the courtyard style rear. The frontage is laid to lawn with various trees and planting. Enclosed with timber panelled fencing and hedging, access leads to the outbuildings, with low level brick walls enclosing raised beds. A block paved pathway runs around the property, with a patio area to the side, ideal for enjoying the south sun. The rear of the property is laid to a hard standing courtyard garden, with outbuildings and a timber built storage shed. The double garage offers two sets of double doors to front, storage above, 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.

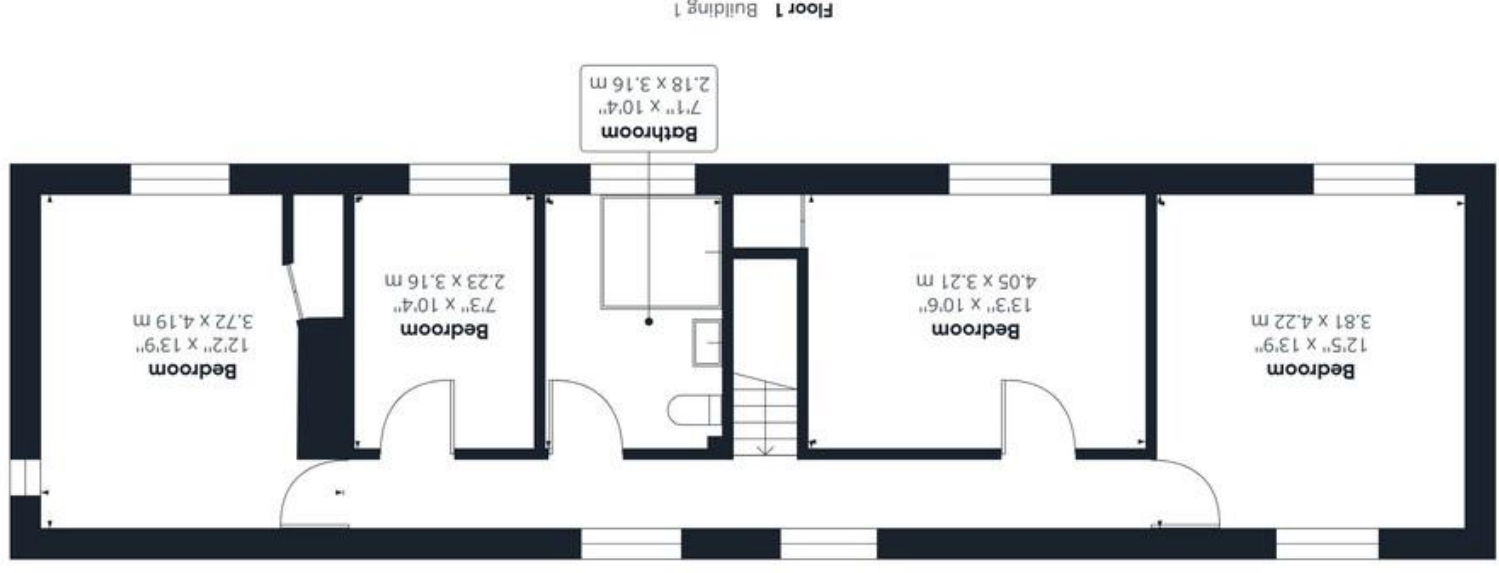
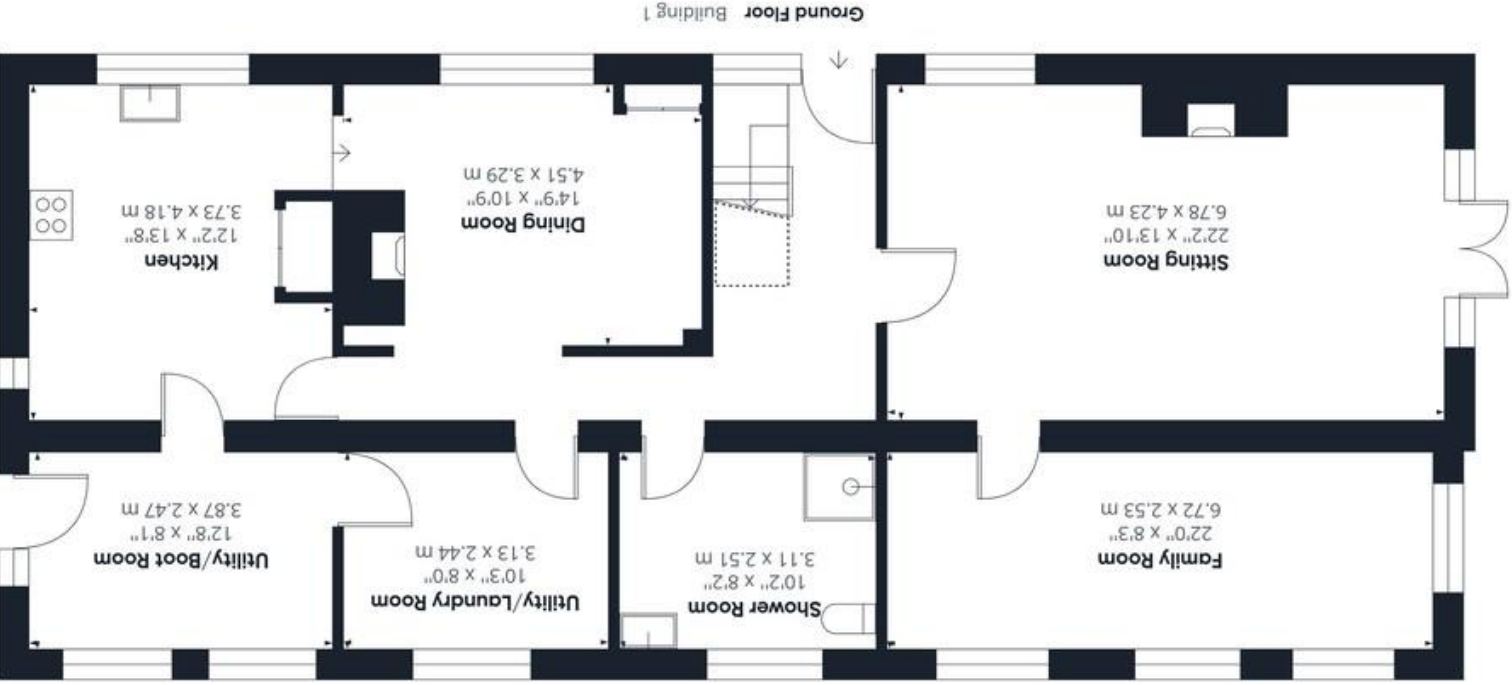
FIND US

Postcode : NR13 4AU

What3Words : ///afraid.hush.lotteries

VIRTUAL TOUR

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



Approximate total area⁽¹⁾
1963.99 ft²
182.46 m²

Reduced bedroom
15.38 ft²
1.43 m²

(1) Excluding balconies and terraces

Reduced bedroom
(below 1.5m/4.92ft)

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.