

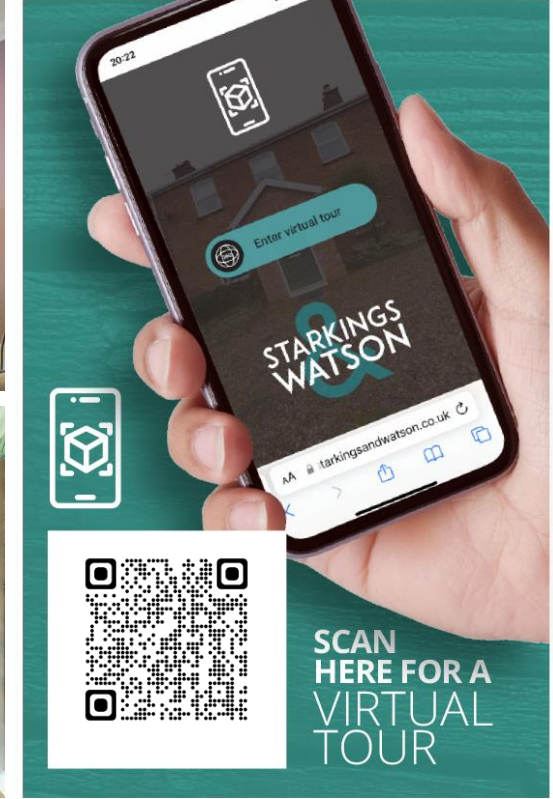
NORWICH ROAD

Lingwood, Norwich NR13 4BH

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



The Property
Ombudsman

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

starkingsandwatson.co.uk



STARKINGS & WATSON

- Modernised Cottage Style Home
- Garage & Parking to Rear
- South Facing Sitting Room
- Hall Entrance with W.C
- Newly Fitted Kitchen/Dining Room
- Three Bedrooms
- Re-fitted En Suite & Family Bathroom
- Enclosed Low Maintenance Garden

IN SUMMARY

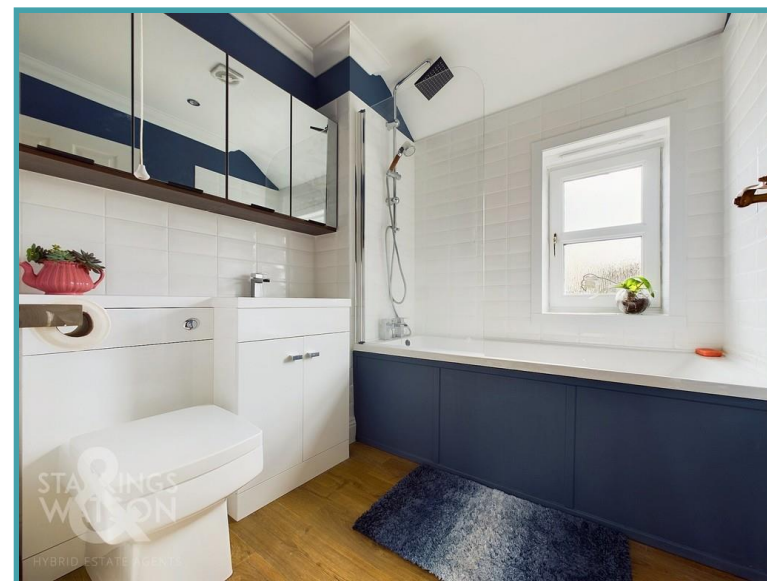
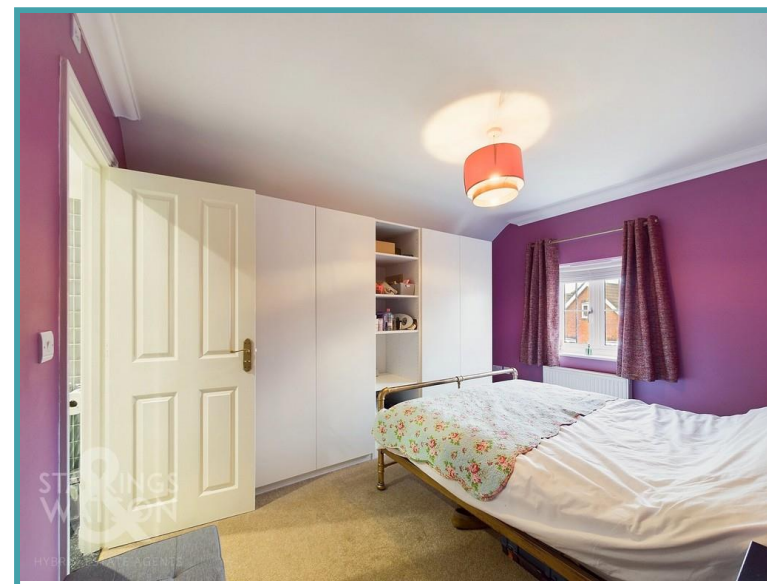
Having been UPDATED and MODERNISED, extensive ATTENTION to DETAIL has been paid to ensure the property offers an ATTRACTIVE yet FUNCTIONAL interior. With a NEW FITTED KITCHEN, various electrical works and lighting, new floor coverings, plumbing work including radiators, NEW BATHROOM and EN SUITE - the property is ready to move in. Situated in the heart of LINGWOOD, EQUIDISTANT to the VILLAGE SCHOOL and SHOP, an ATTRACTIVE WALLED FRONTAGE screens the front door, with parking and a GARAGE to rear. Ideal for those seeking low maintenance living, with gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING installed, you will find a HALL ENTRANCE with CLOAKROOM, with doors to the SOUTH FACING SITTING ROOM, and KITCHEN/DINING ROOM - with INTEGRATED APPLIANCES and door to the rear garden. The stairs lead to THREE BEDROOMS including the main bedroom with EN SUITE, and further family bathroom. The REAR GARDEN is enclosed, whilst offering a MIX of LAWN and patio.

SETTING THE SCENE

Set behind a low level brick wall and mature planting, a courtyard style frontage has been created, with a mixture of planting and plum slate borders. A pathway leads to the front door, whilst the shared driveway takes you to the parking and garage.

THE GRAND TOUR

The front uPVC double glazed entrance door leads into the hall entrance, with wood effect vinyl flooring running under foot, stairs to the first floor landing and a storage cupboard under. Doors lead off to the main living space and kitchen, along with the W.C which is finished with a heated towel rail. The sitting room is finished with an attractive décor, fitted carpet and uPVC double glazed window to front. At the rear of the property, the kitchen/dining room runs across the full width of the house, with a uPVC double glazed window and door to rear. The kitchen has been newly fitted with a contemporary range of wall and base level units, along with a full height pantry style cupboard. The electric hob and oven are built-in, along with a dishwasher. Wood effect vinyl flooring runs under foot, with space for a dining table. Heading upstairs, the landing offers a feature wall paper and built-in storage. Doors lead off to the three bedrooms, all finished with a new décor and uPVC double glazing. The en suite has been re-fitted and includes attractive tiled walls, a rainfall shower and a heated towel rail. The family bathroom is a similar style, with a three piece suite, storage under the sink and a shower over the bath with a glazed shower screen.



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



THE GREAT OUTDOORS

From the kitchen, the rear garden is fully enclosed with timber panelled fencing, and a range of planting. With grass to both sides of the pathway, there are areas of hard standing, patio and bark chipping, ready for further landscaping. The rear gate leads to the driveway and garage which is located at the rear boundary.

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 4BH

What3Words : ///fuse.belonging.spells

VIRTUAL TOUR

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

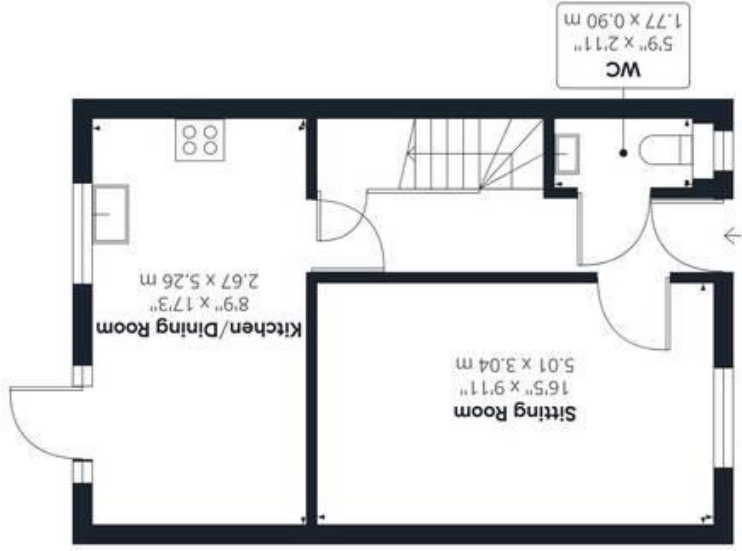
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers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



Approximate total area⁽¹⁾
821.88 ft²
76.36 m²

(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.