

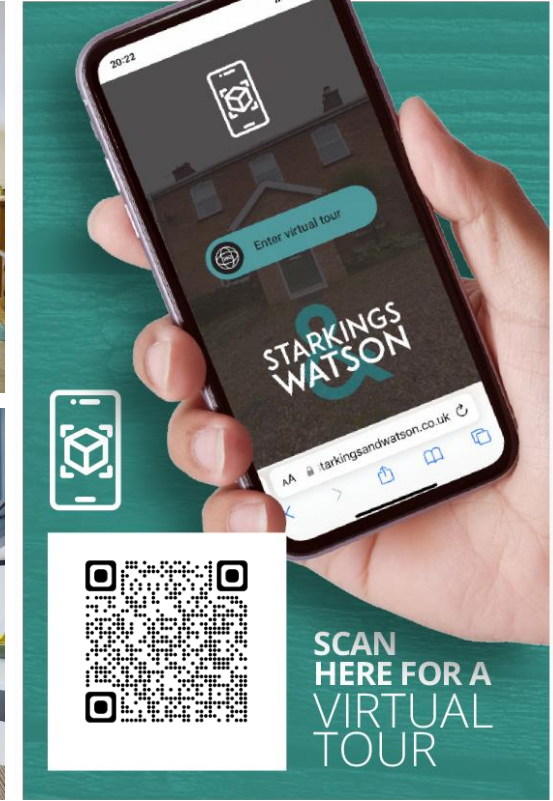
ELM ROAD

# Lingwood, Norwich NR13 4TG

Freehold | Energy Efficiency Rating : B

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# STARKINGS & WATSON



- Stunning Extended Detached Bungalow
- Ample Parking & Storage Garage
- Hall Entrance with Storage
- Three Bedrooms
- Luxury Family Bathroom with Rainfall Shower
- Air Source Heating, Solar Panels & Underfloor Heating
- Open Plan Living with Bi-Folding Doors to the Garden
- Kitchen with Central Island & Integrated Appliances

#### IN SUMMARY

NO CHAIN. Having been FULLY UPDATED and EXTENDED, the property is now presented almost as a NEW BUILD with an EPC rating of B. Utilising UNDER FLOOR HEATING via an air source heat pump, the property has NEW ELECTRICS, external insulation, electric CAR CHARGER and SOLAR PANELS which include a QUARTERLY RENEWABLE HEAT INCENTIVE in the region of £400. The REAR EXTENSION is set under a VAULTED CEILING and complete with a FULLY GLAZED REAR APEX, flooding the room with NATURAL LIGHT, whilst flowing seamlessly into the LANDSCAPED GARDENS. Offering the VERY BEST in OPEN PLAN LIVING, over 1430 Sq. ft (stms) of accommodation can be found internally, including the original garage which now offers an 18' STORAGE ROOM. The hall entrance leads to all THREE BEDROOMS, and the family bathroom where you can find a bath and RAINFALL SHOWER. The 31' OPEN PLAN LIVING SPACE offers room to sit, dine and entertain. The BESPOKE KITCHEN offers an ISLAND and adjacent UTILITY ROOM with W.C.

#### SETTING THE SCENE

At the end of the cul-de-sac, a curved wall takes your eye to the brick weave driveway and lawned frontage. With double and tandem parking, an electric car charger and outside power is installed to the front. A range of wall lighting takes you to the front door and utility room access. The property is surrounded by low level single storey dwellings to front, ensuring privacy.

#### THE GRAND TOUR

The composite entrance door is complete with wood effect flooring, ideal for ease of maintenance, whilst under floor heating leads through the property. The bedroom accommodation is all located to the front, with a cupboard and loft access hatch also, off the hall. The two larger double bedrooms are finished with fitted carpet and front facing views, whilst the smaller is currently used as a study, complete with zoned heating and a side facing aspect. Servicing all three bedrooms is the luxury family bathroom, complete with an eye catching décor and tiled splash backs with inset detailing. The four piece suite includes a low level W.C with hidden cistern, hand wash basin with storage under, panelled bath with waterfall mixer tap and the shower cubicle with a Rainfall shower. The open plan living space has been cleverly dressed to utilise the space, including room for a dining table, and soft furnishings. A range of bi-folding doors run across the full width of the room, creating an ideal outside entertaining space in the summer months. The kitchen offers an L-Shape arrangement of units, including a central island with contrasting work surfaces and a solid wood breakfast bar, with further room for a table adjacent. Complete with integrated cooking appliances, the inset electric induction hob has been inset into the work surface with



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a concealed extractor fan, whilst the electric cooker is eye level for ease of use. The dishwasher is integrated, with room for an American style fridge freezer. Sat under a vaulted ceiling, glazing on the rear apex floods the room with light, with recessed spotlighting above. The kitchen leads to a separate utility room, offering further storage, tiled splash-backs and room for laundry appliances. A window and door face to front, whilst a cupboard houses the electrics and heating controls. A further W.C is tucked to the corner, with a white two piece suite and tiled splash backs.

### THE GREAT OUTDOORS

Having been fully transformed and landscaped, the exterior has been created as an extension of the main living space. Enclosed with timber panelled fencing, a substantial patio area offers room for outside dining, with a feature decked area, and raised beds to one corner. A water feature has also been created, with a timber summer house adjacent. Useful access leads to the side, with storage and lighting. Access leads to the original garage, now a storage room, with heating controls, 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 4TG

What3Words : ///legend.mavericks.firmer

### 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<sup>m</sup>  
 1430.54 ft<sup>2</sup>  
 132.9 m<sup>2</sup>

