

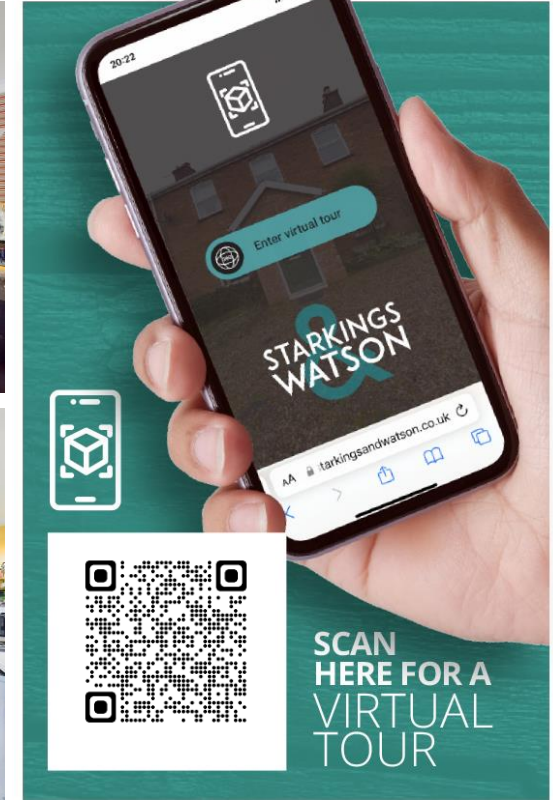
LINGWOOD GARDENS

Lingwood, Norwich NR13 4TL

Freehold | Energy Efficiency Rating : C

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

FOR SALE PROPERTY



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- Non-Estate Position Overlooking Pond
- Semi-Detached Bungalow
- Immaculate Refurbished Interior
- Open Plan Living
- Kitchen with Induction Hob & Dining Space
- Two Bedrooms
- Re-fitted Shower Room
- Parking & Well Stocked Gardens

IN SUMMARY

Occupying a NON-ESTATE SETTING overlooking the VILLAGE POND, this IMMACULATE and REFURBISHED semi-detached BUNGALOW offers a STUNNING INTERIOR with OPEN PLAN SPACE creating a fantastic EASY LIVING ENVIRONMENT. An IDEAL DOWNSIZE or first time buy, the property is set back with PARKING to front, and a range of RAISED BEDS to enjoy the good life! The accommodation includes a hall entrance, TWO BEDROOMS, re-fitted SHOWER ROOM, and the 20' OPEN PLAN KITCHEN/LIVING SPACE with two sets of DOORS onto the GARDEN. With a MODERNISED gas fired CENTRAL HEATING SYSTEM and uPVC double glazing installed, the property remains cost effective to run. To the outside, the GARDENS have been planted to create a PEACEFUL HAVEN, with potential to reintroduce grass if desired.

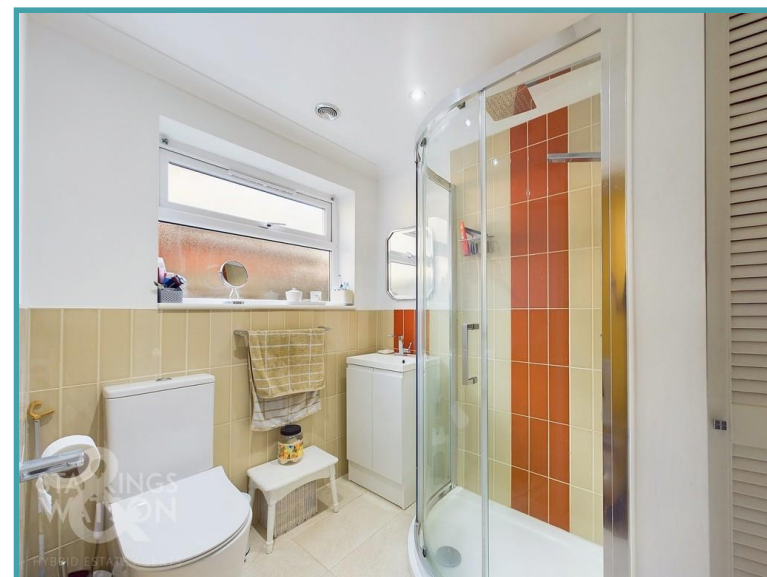
SETTING THE SCENE

Overlooking the village pond, the sound of water and the ducks really sets the tone for this peaceful setting. A low level timber fence encloses the front boundary, with raised beds for enjoying the good life. A hard

standing driveway offers tandem parking, with potential to remove the raised beds, creating further parking if needed. Gated access leads to the rear, and a porch to the main entrance.

THE GRAND TOUR

With wood effect flooring under foot, a welcoming entrance leads to the main living space, shower room and both bedrooms. There is space for coats to one side, and smooth plastered ceiling above. The two bedrooms overlook the village pond, both double in size and complete with wood effect flooring, radiators and uPVC double glazing. The shower room sits opposite with tiled splash backs and half tiled walls, complete with a feature tile pattern. The modern white three piece suite includes storage under the sink, and a shower with a twin head thermostatically controlled shower. The main living space is entirely open plan, centred on a feature wall to one side, and wood effect flooring which runs under foot. Twin sets of doors lead to the rear, whilst flooding the room with natural light. There is ample space for soft furnishings and a dining table, whilst a change to tiled flooring marks the kitchen area. With a range of wall and base level units, the kitchen offers a contemporary feel with an inset electric induction hob and built-in electric oven, with space for a washing machine, dishwasher, fridge and fridge freezer. Two windows face to the side for further natural light, whilst tiled walls and splash backs complete the look.



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THE GREAT OUTDOORS

Heading outside the garden offers a wealth of planting, ready for a gardener of any ability to nurture and tame the space. Shingled walk ways lead to a pond and raised timber decked seating area in one corner. Enclosed with timber panelled fencing, a gate leads to the side, and a modern patio runs across the width of the bungalow.

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 4TL

What3Words : ///factoring.rift.think

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^m
679.71 ft²
63.15 m²

