



17 Duffield Crescent, Lyng

Guide Price £325,000 - £350,000

17 Duffield Crescent

Lyng, Norwich

This welcoming property features versatile living spaces, including a dining room that can serve as a third bedroom and a generous living room with a cosy log burner and access to a light-filled conservatory. Upstairs, two well-appointed bedrooms and a modern bathroom ensure comfort for residents. Outside, the sprawling garden plot with patio areas offers ample space for outdoor relaxation, complemented by a detached garage and off-road parking on a private driveway for vehicle storage.

THE LOCATION

Lyng is situated on the River Wensum, it's 6.2 miles (10 km) north-east of the town of East Dereham and 12 miles (20 km) north-west of the city of Norwich. Lyng benefits from local amenities such as the Village Shop & Tea Room, Nursey, Primary School, Garage, Leisure; playing field and park, Motocross track, Riding stables and Utopia caravan park. The Wensum Way runs from Gressenhall to Lenwade. From Lyng the route leads east beside Sparham Pools, flooded former gravel pits just north of the river that are now used for nature conservation and managed by the Norfolk Wildlife Trust.



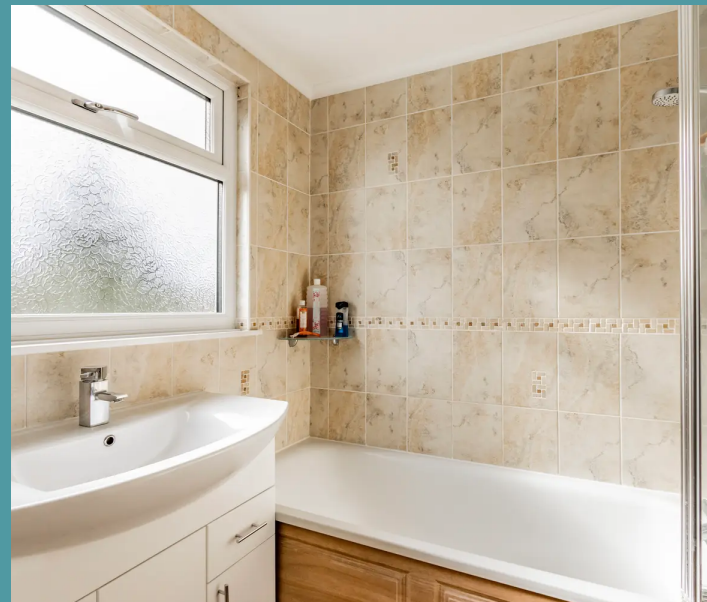


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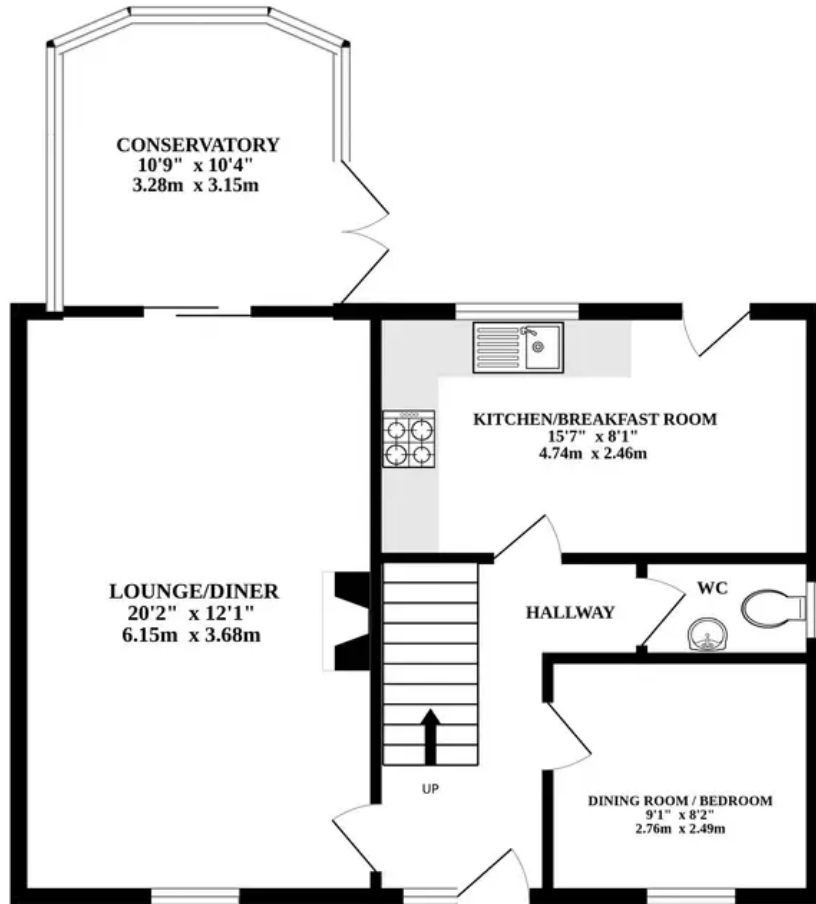
THE PROPERTY

Upon entering, you are greeted by a welcoming entrance hall that provides access to all ground-floor rooms, including a convenient WC for guests. The dining room, which can easily be utilised as a third bedroom, offers a versatile space for various needs and preferences. The generous living room, boasts ample space for furnishings, a cosy log burner and sliding door access into the light-filled conservatory, perfect for enjoying the surrounding views. The bright kitchen is equipped with sufficient cupboard space, room for appliances and a breakfast bar for casual dining.

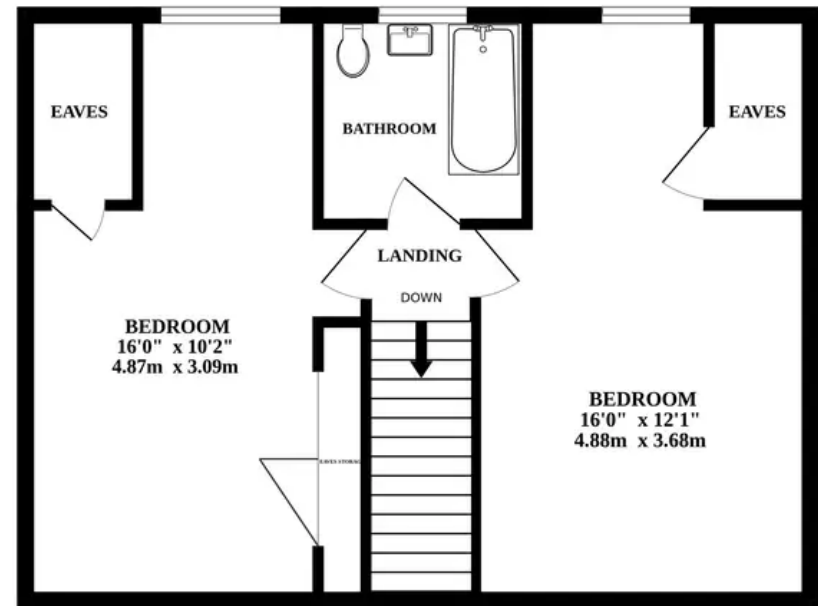


Venturing upstairs, you will find two additional well-appointed bedrooms along with a modern bathroom, ensuring comfort and convenience for all residents.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside, the property boasts a sprawling garden plot with patio areas, offering ample space for outdoor relaxation and entertaining. The garden is enclosed with fencing, providing privacy and security. A detached garage and off-road parking on a private driveway cater to your vehicle storage needs.

AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil central heating

Council Tax Band - C

