

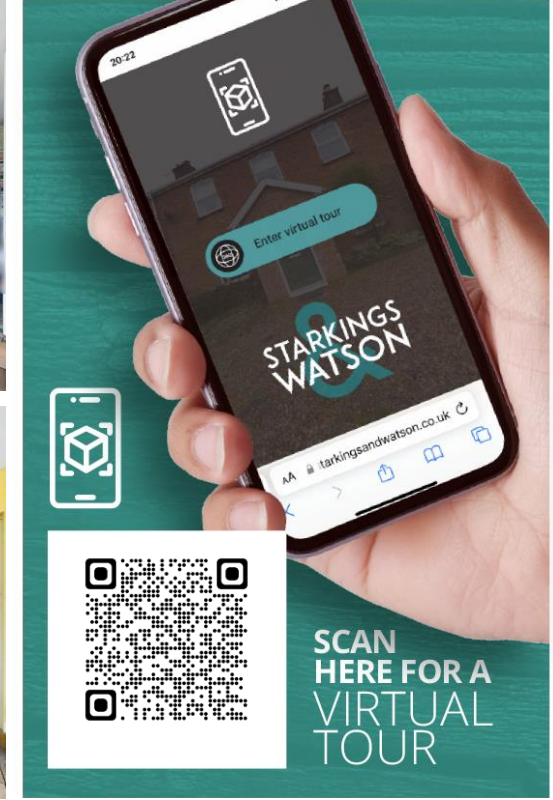
CHAPEL ROAD

Lingwood, Norwich NR13 4NY

Freehold | Energy Efficiency Rating : C

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

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PROPERTY



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- Bespoke Chalet Style Home with Annexe Options

- Approx. 0.21 Acre Plot (stms)
- Sizeable Layout with Flexible Accommodation
- Sitting Room with Wood Burner
- Open Plan Kitchen, Living & Dining Space
- Five Bedrooms
- Three En Suites & Family Shower Room
- Wrap Around Gardens & Ample Parking

IN SUMMARY

With a HUGE 2370 Sq. ft (stms) interior, this DETACHED CHALET STYLE HOME with ANNEXE OPTIONS occupies a 0.21 ACRE PLOT (stms). BESPOKE and FLEXIBLE, the property is perfect for MULTI-GENERATIONAL LIVING, or those that LOVE to ENTERTAIN. Set back from the road with AMPLE PARKING, the GARDENS wrap around the property, with lawned gardens to side, working garden to front and an ENTERTAINING AREA including a HOT TUB and OUTDOOR KITCHEN to the rear. Internally, the porch and hall entrance lead through the middle of the property, with the 24' SITTING ROOM separating the main property, and potential annexe. The LIVING SPACES comprise the main sitting room with WOODBURNER, dining room and 24' OPEN PLAN KITCHEN FAMILY ROOM. Downstairs, two bedrooms and a shower room lead off the hall, with a further MAIN BEDROOM and BATHROOM upstairs. From the sitting room an inner hall leads to two further EN SUITE BEDROOMS - totalling FIVE BEDROOMS.

SETTING THE SCENE

Elevated from the road and set behind a walled front boundary, the shingle and block paved driveway provides ample parking and turning space, with planted and hedged borders. Gated access leads to the garden, with the garage

to side and step to the main entrance.

THE GRAND TOUR

The family friendly tiled entrance porch offers ample room for coats and shoes, leading into the hall entrance with wood flooring and built-in storage. The living space leads off the hall, with some bedrooms, allowing an extremely versatile layout. To your right, two bedrooms can be found, both large enough for a double bed. Next door, a shower room can be found, with striking tiled splash backs, a rainfall shower, wood panelling and a heated towel rail- perfect for these two bedrooms and guests. The dining room and kitchen/family room are all open plan in an L-shape arrangement. Wood flooring runs underfoot, with the stairs rising to the first floor. Natural light floods in the French doors which lead directly to an outside entertaining area, with ample room for soft furnishings and a table in this living space. The kitchen is formed in a u-shape of units, with solid woodwork surfaces and a breakfast bar. Tiled splash backs run around the work surface, with a built-in pantry cupboard, space for appliances and a Range style cooker. Finished with tiled flooring underfoot, there is also space for an island in the kitchen area, whilst a door leads to the outside laundry room. Back into the hall, the sitting room leads off, an expansive room with two windows facing to front and a feature woodburner to one side. The inner hall leads off where two further double bedrooms can be found, both with en suites, one a shower and the other a bathroom. There is clear potential to use one bedroom as a sitting room and convert a shower room to a kitchen to a fully self-contained annexe. Upstairs, the landing leads to a double bedroom and bathroom, effectively creating a main bedroom suite. Carpeted and complete with velux windows, the bedroom is fitted with built-in wardrobes. The bathroom includes a feature rolled top bath with mixer shower tap.



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THE GREAT OUTDOORS

Heading outside, the gardens wrap around the property. Leaving via the kitchen side door, a patio area can be found, where a utility section of the garden can be found, with a storage shed, log store, laundry room and main garage, along with a gate to front. A fence and gate lead to the entertaining garden, with a covered seating area, and outdoor kitchen with power and lighting. A covered hot tub and summer house sit in the corner, with the lawned gardens stretching to the front boundary. A further shed offers storage, with a working garden including vegetable plots to front. The garage offers an up and over door to front, power and light. The adjoining laundry room offers kitchen units, space for white goods, and a sink unit with tiled splash backs.

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 4NY

What3Words : ///roadmap.zeal.sculpting

VIRTUAL TOUR

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

AGENTS NOTE

A water softener is installed within the property. Planning permission was previously granted for a swimming pool to be built to the side 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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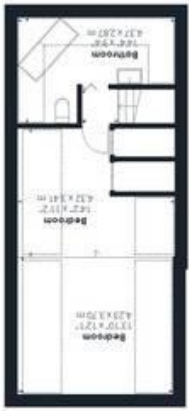
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



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.

Reduced headroom (below 1.5m/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
2373.51 ft²
220.51 m²
Reduced headroom
219.89 ft²
20.43 m²