

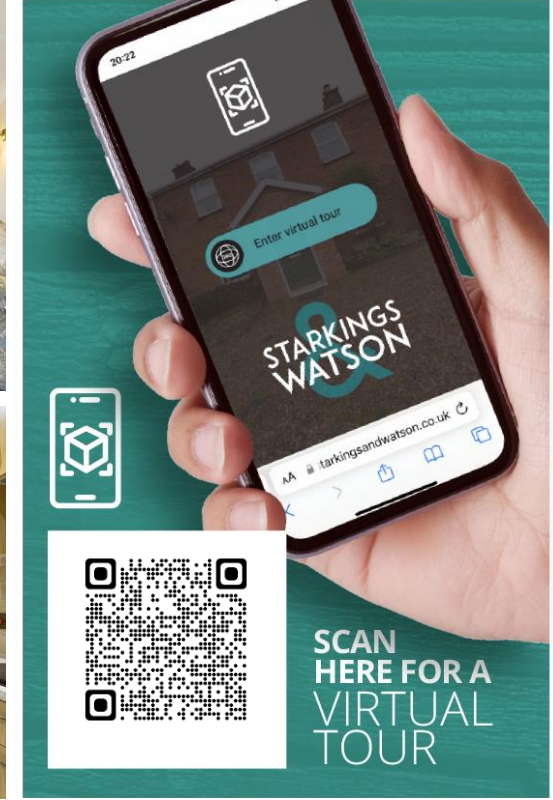
STATION ROAD

Lingwood, Norwich NR13 4AU

Energy Efficiency Rating : C

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STARKINGS
WATSON

- Detached Bungalow
- Approx. 1250 Sq. ft (stms)
- Ample Parking & Single Garage
- 23' Sitting Room
- Fitted Kitchen with Separate Utility Room
- Up to Four Bedrooms
- Family Bathroom & En Suite
- Wrap Around Gardens

IN SUMMARY

Extending to over 1250 Sq. ft (stms), this DETACHED BUNGALOW enjoys a PROMINENT POSITION with a LARGE DRIVEWAY and NON-OVERLOOKED REAR GARDEN. The accommodation is highly versatile and extends UP TO FOUR BEDROOMS. Located within WALKING DISTANCE to the VILLAGE SCHOOL and TRAIN STATION, the property is ideal for a variety of occupiers. Internally, the property includes a porch and hall entrance, leading to a LARGE 23' SITTING ROOM with DOOR to the GARDEN, fitted kitchen with SEPARATE UTILITY ROOM, four bedrooms, FAMILY BATHROOM and EN SUITE which leads of the main bedroom. To the outside, the GARDENS can be found to the rear, with a SINGLE GARAGE incorporating a shed and W.C.

SETTING THE SCENE

Facing a backdrop of greenery, the property is set back from the road behind a timber fence, leading to a large shingle driveway which sweeps around to the front, providing ample parking and turning space. Access leads to the garage, with gated access to the garden.

THE GRAND TOUR

Stepping inside a porch and hall entrance greets you, with timber glazed doors separating the two spaces. A large built-in cupboard offers storage, with doors leading to the main bedroom and living spaces. Starting to your right, the sitting room is a fantastic size, with windows to front, side and rear. Finished with fitted carpet and radiator heating, a door leads to the rear garden. Adjacent is the fitted kitchen, with extensive storage, and built-in cooking appliances including an electric ceramic hob and eye level electric double oven. A window faces to rear, and space is provided for a fridge freezer, fridge and dishwasher. An internal door separates the utility room with further storage, space for laundry appliances, tiled splash backs and flooring, built-in storage cupboard and door to the rear garden. The first three bedrooms all face to the front with double glazing and built-in wardrobes to each room. The family bathroom sits at the end of the hall, with a white three piece suite including a shower over the bath and tiled walls. The main bedroom enjoys a garden view with a door to the en suite shower room including a double shower cubicle, tiled walls and wood effect flooring.

THE GREAT OUTDOORS

The rear garden is fully enclosed with timber panelled fencing, and offers a wide expanse of lawn with a patio seating area which leads from the main sitting room. A timber shed and storage area can be found to one side, with a storage shed and W.C forming part of the garage. The garage includes an electric door to



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front, storage above, power and lighting.

OUT & ABOUT

Situated in the heart of Lingwood, East of the City of Norwich, excellent transport links via Road and Rail can be found within the village. Within walking distance of the property, you can find an abundance of amenities including Village Shop, Post Office, Primary School and Public Houses. 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 4AU

What3Words : ///coconut.tastier.hazy

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

