

ST. EDMUNDS ROAD

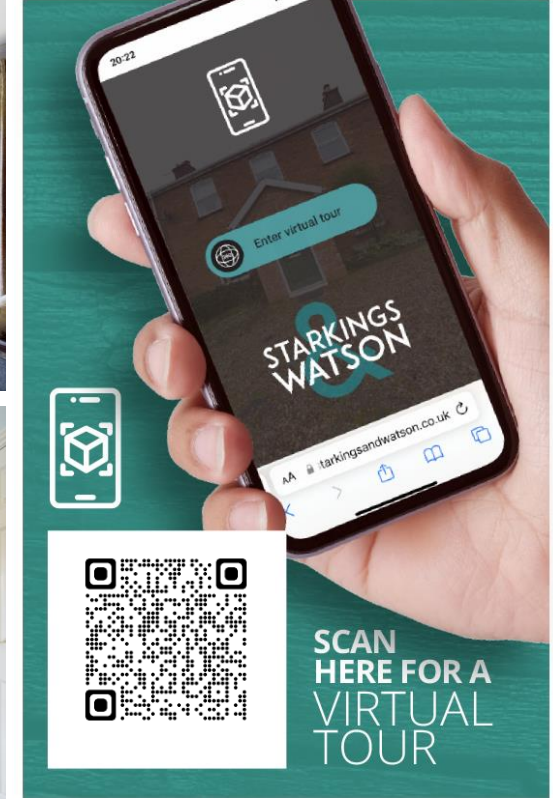
Lingwood, Norwich NR13 4LU

Freehold | Energy Efficiency Rating : B

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FOR SALE

PROPERTY



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STARKINGS & WATSON

- Semi-Detached Townhouse
- Hall Entrance with W.C
- Open Plan Kitchen/Dining Room with French Doors
- First Floor Sitting Room
- Three Double Bedrooms
- En-Suite, Family Bathroom & Cloakroom
- Integral Storage Garage & Driveway Parking
- Lawned Garden with Side Access

IN SUMMARY

This MODERN semi-detached TOWNHOUSE enjoys over 1130 Sq. ft (stms) of accommodation, sitting adjacent to the Lingwood Train Station for easy access to Norwich. With an INTEGRATED GARAGE and an internal UTILITY SPACE, the THREE STOREY ACCOMMODATION offers spacious rooms and a flexible layout. Heading inside, the HALL ENTRANCE leads to the W.C, utility room and 16' KITCHEN/DINING ROOM with ample storage and dining space including FRENCH DOORS to the GARDEN. Heading upstairs, the 15' SITTING ROOM offers far reaching views, with TWO BEDROOMS adjacent and a family bathroom. The top floor is dedicated to one large MAIN BEDROOM with far reaching views and an EN SUITE SHOWER ROOM. Outside, the Garden is LANDSCAPED and finished with a PRIVATE NON-OVERLOOKED REAR ASPECT.

SETTING THE SCENE

The property sits back from the road with a hard standing driveway providing ample parking, with access to the integral storage garage. Lawned gardens

can be found to side, with a further area of shingle to the right. Gated access leads to the rear, with a block paved pathway and planted frontage leading to the entrance door.

THE GRAND TOUR

The hall entrance is complete with Karndean flooring including the stairs to the first floor and useful under-stairs storage cupboard. The first door to the left takes you to a W.C where a two piece suite can be found, complete with tiled splash backs and window to front. The utility space forms part of the original garage, with a range of base level units and wood effect work surfaces. Space is provided for a washing machine, whilst a stable door takes you to the garden, and an internal door leads to the integral storage garage. The kitchen/dining room stretches across the rear of the property, with ample cupboard space, modern work surfaces, and an inset stainless steel sink and drainer unit with waste disposal unit. The ceramic induction hob and Neff eye level electric oven are integrated, with room for a fridge freezer and dishwasher. Wood effect flooring runs under foot, with space for a dining table and soft furnishings, enjoying views through the rear facing French doors. Heading up, the landing is carpeted with a door taking you into the sitting room, where the front facing window enjoys far reaching views. Two double bedrooms face to the rear with views over the garden. The family bathroom is finished with a three piece suite, along with tiled splash backs, mixer shower tap and heated towel rail. Upstairs, the top floor is dedicated to the main bedroom, with a



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window to front, velux window to rear, loft access and eaves storage. The en suite leads off, with a three piece suite and tiled splash backs.

THE GREAT OUTDOORS

The rear garden is landscaped and mainly laid to lawn, enclosed with timber panelled fencing. A patio stretches across the rear of the property leading to the side of the house where there is plenty of storage space and gated access leading to the front. A timber decked seating area sits at the rear, with an adjacent timber summer house and raised bed. From the front, access leads to the storage garage with an up and over door to front, 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 4LU

What3Words : ///backpacks.mammoths.puffed

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.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area¹
 1134.79 ft²
 105.43 m²
 Reduced headroom
 37.22 ft²
 3.46 m²

