

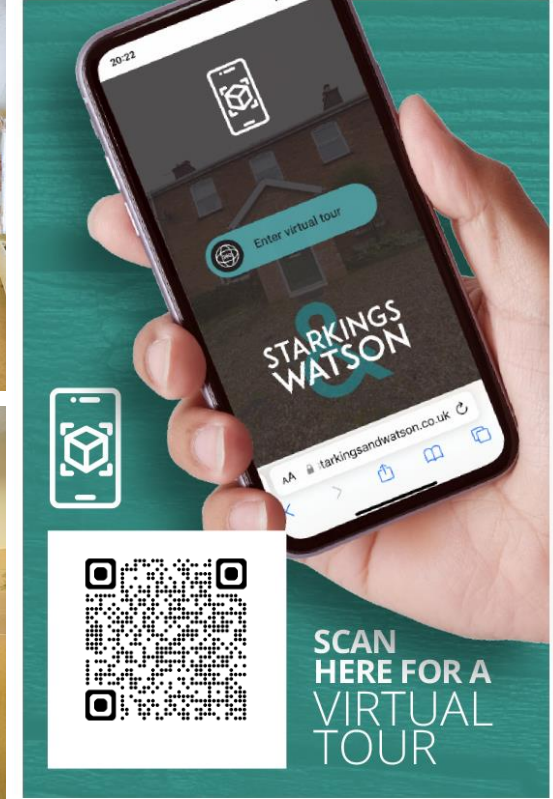
CLARKSON ROAD

Lingwood, Norwich NR13 4BA

Freehold | Energy Efficiency Rating : D

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

FOR SALE
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



STARKINGS
&
WATSON

- No Chain!
- Semi-Detached Bungalow
- Cul-De-Sac Setting
- Walking Distance to Shops & Train Station
- Porch Entrance & Sitting Room
- Fitted Kitchen
- Two Bedrooms
- Enclosed Lawned Gardens

IN SUMMARY

NO CHAIN. Within WALKING DISTANCE to the village shop and TRAIN STATION, this semi-detached BUNGALOW offers a BLANK CANVAS for a new buyer. Tucked away in a CUL-DE-SAC SETTING, there is off road parking to front and an adjoining GARAGE. The accommodation comprises a PORCH ENTRANCE, 16' SITTING ROOM, inner hall with storage, FITTED KITCHEN with door to the GARDEN, TWO BEDROOMS - both with BUILT-IN WARDROBES and the family bathroom with a SHOWER over the bath. Gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING is installed. To the rear, the LAWNED GARDEN is fully enclosed and includes a PATIO and rear access to the garage.

SETTING THE SCENE

The property is tucked on a side cul-de-sac with similar neighbouring properties. The driveway provides off road parking, with access to the garage, main front door and lawned frontage where you could create further parking.

THE GRAND TOUR

The front uPVC door takes you into a porch entrance with exposed brick, fitted carpet and a full height uPVC double glazed window to front. The sitting room leads off with a feature brick built fire place and uPVC double glazed window to front. Following through the accommodation, the inner hall is home to a small cupboard and loft access hatch, with doors leading to the remaining rooms. The kitchen sits to the rear, complete with a range of wall and base level units, space for cooking appliances and general white goods, with a built-in airing cupboard, window and door to the rear garden. The two bedrooms are both carpeted and include built-in wardrobes to maximise the space. Lastly, the family bathroom is partly tiled, with a shower over the bath, and storage under the sink.

THE GREAT OUTDOORS

Heading outside, the rear garden is fully enclosed with timber panelled fencing, whilst being laid to lawn. Various planting can be found to the borders, along with a patio and side timber access gate. A useful door takes you into the garage, with an up and over door to front, window to rear, 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



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



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 4BA

What3Words : ///drain.spearing.articulated

VIRTUAL TOUR

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

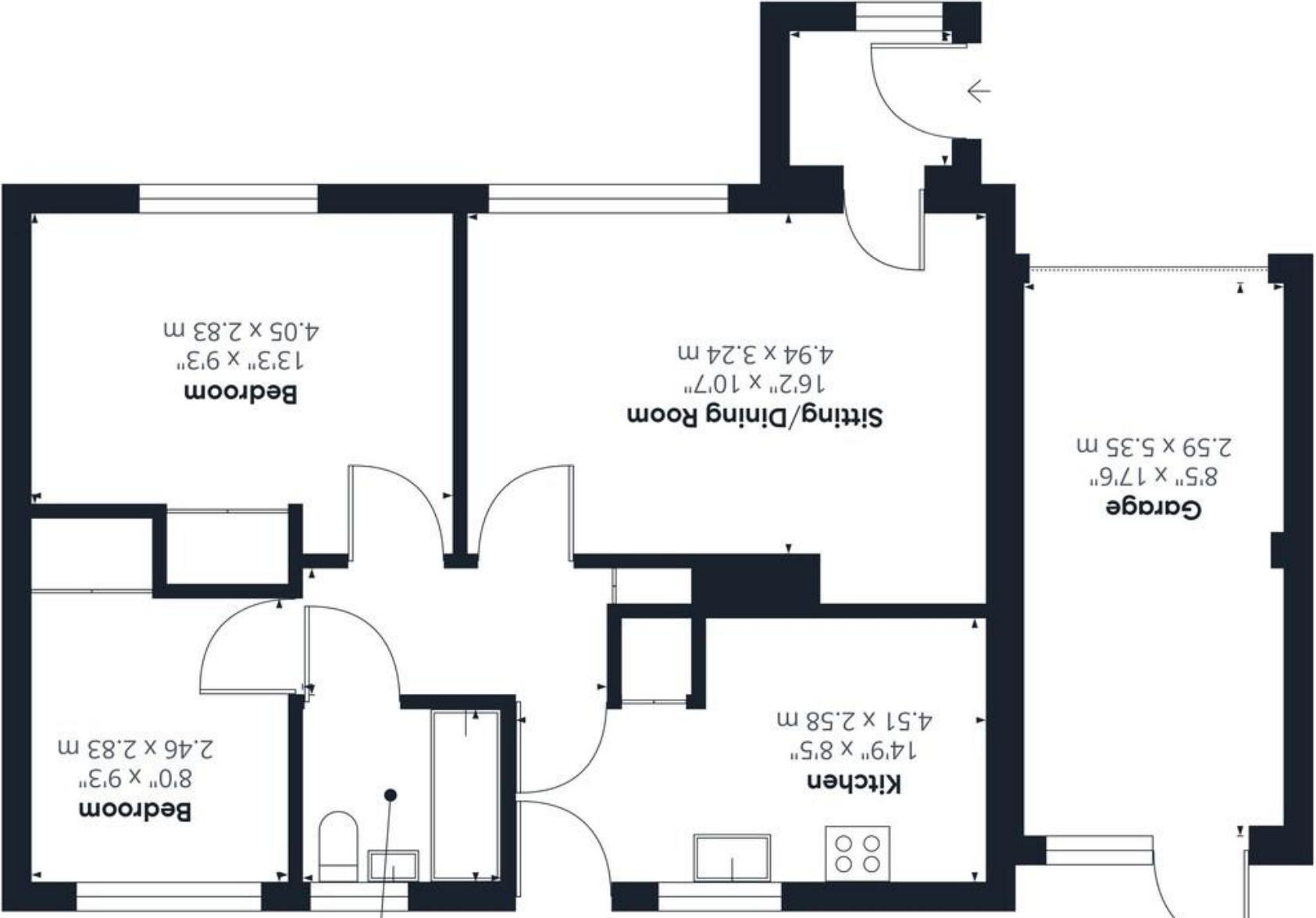
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

starkingsandwatson.co.uk



Bathroom
6'1" x 5'5"
1.88 x 1.66 m

Kitchen
14'9" x 8'5"
4.51 x 2.58 m

Sitting/Dining Room
16'2" x 10'7"
4.94 x 3.24 m

Bedroom
13'3" x 9'3"
4.05 x 2.83 m

Bedroom
8'0" x 9'3"
2.46 x 2.83 m

Garage
8'5" x 17'6"
2.59 x 5.35 m

Approximate total area^m
787.53 ft²
73.16 m²

(1) Excluding balconies and terraces

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.