

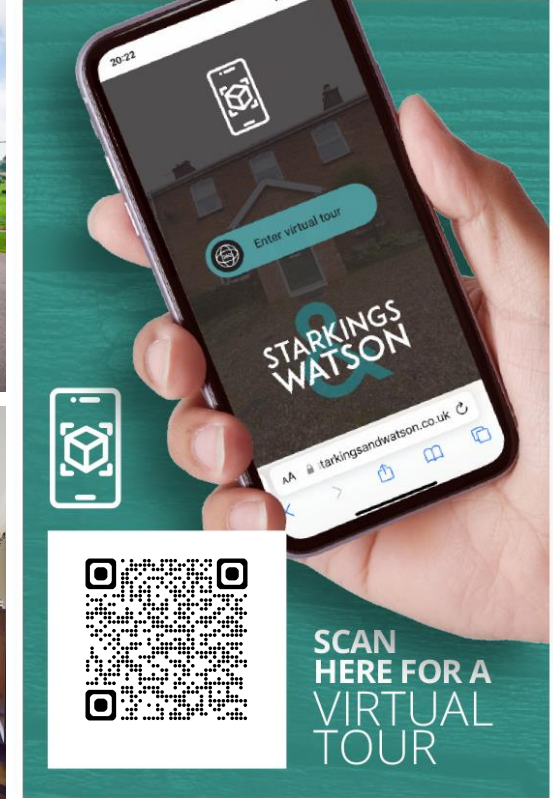
ST. EDMUNDS ROAD

Lingwood, Norwich NR13 4LU

Freehold | Energy Efficiency Rating : C

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

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- Overlooking Open Green Space
- Detached Family Home
- Oversized Garage & Driveway
- South Facing Gardens
- Two Reception Rooms
- Kitchen/Breakfast Room with Separate Utility
- Four Bedrooms
- En Suite, Family Bathroom & Cloakroom

IN SUMMARY

OVERLOOKING GREEN SPACE this detached 1240+ Sq. ft (stms) DETACHED FAMILY HOME enjoys a FANTASTIC SETTING, with SOUTH FACING enclosed gardens, GARAGE and driveway. Heading inside, the ground floor is finished with WOOD EFFECT FLOORING, with the hall entrance leading to TWO RECEPTION ROOMS including the 17' dual aspect SITTING ROOM and separate DINING ROOM. The KITCHEN/BREAKFAST ROOM extends to 14' with an adjacent UTILITY ROOM and W.C. Upstairs, FOUR BEDROOMS lead off the landing, with an EN SUITE shower room and separate FAMILY BATHROOM. Two of the bedrooms ENJOY FIELD VIEWS to the front. Outside, the GARDEN is MAINLY WALLED and laid to lawn which wraps around the side and rear.

SETTING THE SCENE

With a contrasting brick and rendered frontage, the property enjoys views over open green space, with a lawned frontage and pathway to front. The driveway is to the rear, with tandem parking and access to the garage.

THE GRAND TOUR

As you enter the property you can immediately appreciate the wood effect flooring which runs throughout the ground floor of the property. The stairs are opposite with built-in storage below, and doors leading to the main living space. Starting in the sitting room, dual aspect views can be enjoyed, along with garden access via the French doors. The dining room also sits to the front, with views over the green space to front. The W.C also leads off with a two piece suite and tiled splash backs. Lastly is the kitchen and utility room which are adjacent, with a range of wall and base level units, eye catching splash backs, waste disposal within the sink unit, space for a Range style electric cooker, and space for general white goods including a dishwasher, fridge freezer and wine cooler. There is ample room for a breakfast table, whilst the utility includes further storage, space for laundry appliances and the wall mounted gas fired central heating boiler. Upstairs, the landing includes built-in storage, with doors to four bedrooms, with three including built-in wardrobes. The main bedroom leads to an en suite shower room, with further storage, heated towel rail and tiled splash backs. The family bathroom offers a similar style, with further storage and a shower over the bath.

THE GREAT OUTDOORS

Enclosed mainly with brick walled boundaries, the gardens wrap around to the side and rear, laid to lawn and finished with a range of planting. A patio runs across the width of the property, with gated access to the driveway and a door to the garage - with



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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 : ///merely.ideas.chill

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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Approximate total area^m
 1244.9 ft²
 115.66 m²

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.