



Post Office Road, Lingwood - NR13 4AD

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Post Office Road

Lingwood, Norwich

This HIGH SPECIFICATION HOME of just over 2130 Sq. ft (stms) includes UNDER FLOOR HEATING on all THREE FLOORS, and a SIZEABLE DOUBLE GARAGE with a SELF CONTAINED ROOM above. With a WELCOMING HALL ENTRANCE, the accommodation comprises a FAMILY FRIENDLY 30' KITCHEN/dining room with GRANITE work surfaces, study, W.C, utility room and 17' SITTING ROOM with FRENCH DOORS to the garden. The BEDROOMS are arranged over two floors, with THREE DOUBLE BEDROOMS on the middle floor including an EN SUITE ROOM, and two sharing a JACK & JILL EN SUITE. A family bathroom is also provided, with the TOP FLOOR dedicated to the MAIN BEDROOM with WALK-IN STORAGE and open plan EN SUITE. The property enjoys an ENCLOSED LAWNED GARDEN with a raised patio and access to the DOUBLE GARAGE BUILDING - offering conversion potential (stp). The ROOM above the GARAGE includes a self contained access at the side - an IDEAL STUDIO or HOME OFFICE.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Substantial Detached Family Home
- Ample Parking & Double Garage
- Welcoming Hall Entrance & Sitting Room
- Open Plan Dual Aspect Kitchen/Dining Room
- Study & Separate Utility Room
- Four Spacious Double Bedrooms
- Three En Suite & Family Bathroom
- Enclosed Lawned Gardens

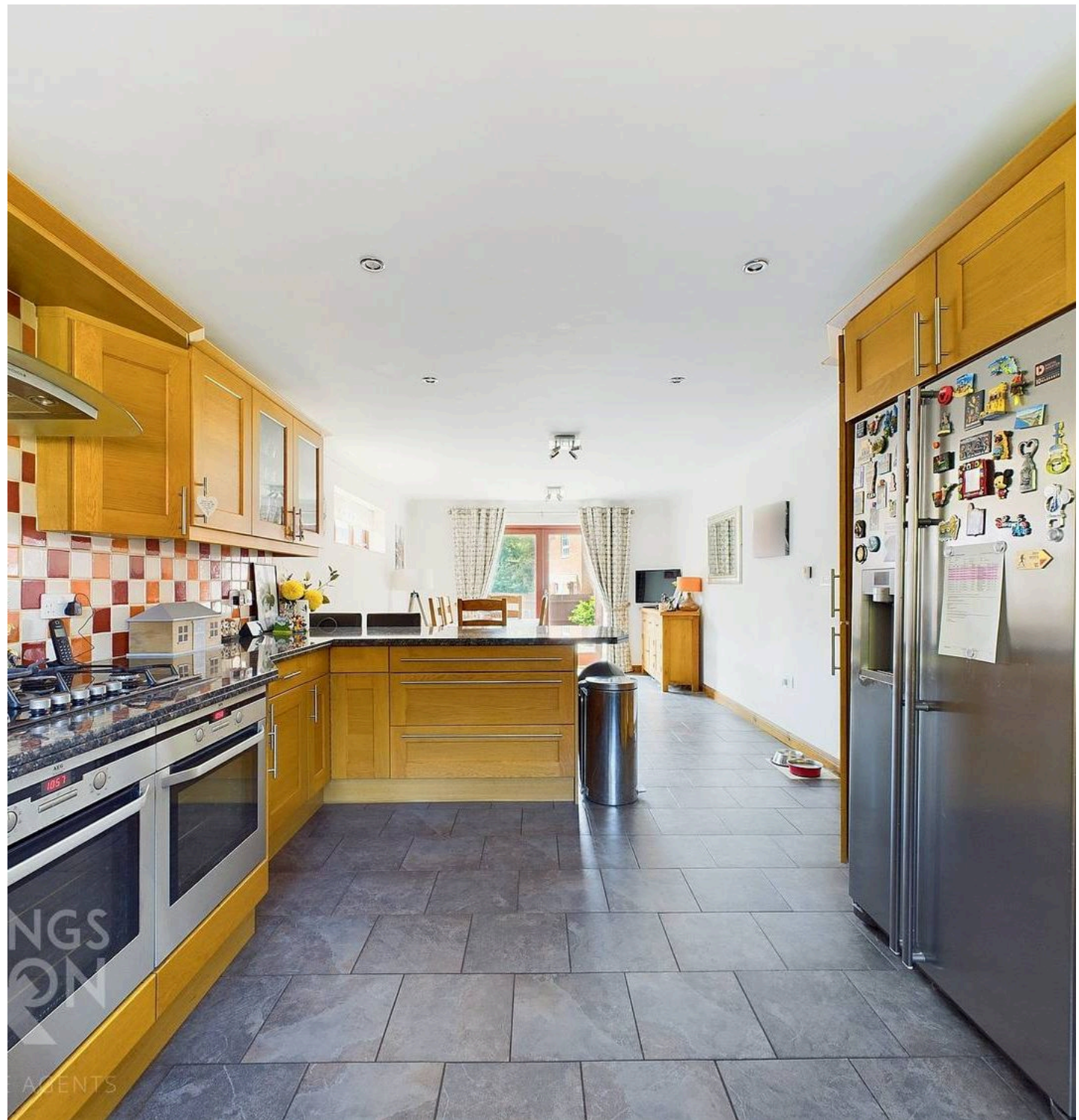
The Broadland Village of Lingwood is located East of the Cathedral City of Norwich having excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, First School, Junior School, recently completed play park and Public House. The 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.

#### SETTING THE SCENE

Set back from the road, a shared driveway leads to the brickweave frontage, with ample parking and turning space. A range of planting screens the driveway, with the double garage sitting opposite the property, along with the room above.

#### THE GRAND TOUR

The front door lead into a large welcoming hall entrance, complete with wood flooring and under floor heating. The stairs rise to the first floor, with doors leading off to all the ground floor rooms. The kitchen can be found to the right, running the depth of the property, including space for a table and general seating.





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Granite work surfaces sit on top of a vast array of storage units, including an inset gas hob and twin built-in electric ovens. Tiled splash backs and flooring can also be found, with an integrated dishwasher and space for an American style fridge freezer. The work surface also creates a breakfast bar, whilst French doors open to the rear garden. Also to the rear of the property is the sitting room, a dual aspect space with a feature fireplace and under floor heating. The utility room also leads off the hall with space for laundry appliances, whilst the W.C sits next door - ideal should the study be used as a ground floor bedroom. Heading upstairs, the family bathroom sits to your left, with a three piece suite and a large built-in storage cupboard. The double bedroom next door faces to front, with under floor heating also on this level, with the bedroom enjoying a private en suite shower room with a heated towel rail and tiling. The two further double bedrooms share a 'Jack & Jill' en suite which includes a double shower with a velux window above. Heading up to the top floor, the main bedroom includes under floor heating, a built-in storage cupboard and eaves access. The en suite is open plan, with a three piece suite, heated towel rail and storage under the vanity sink.

### FIND US

Postcode : NR13 4AD

What3Words : ///watchdogs.candles.chaos

### VIRTUAL TOUR

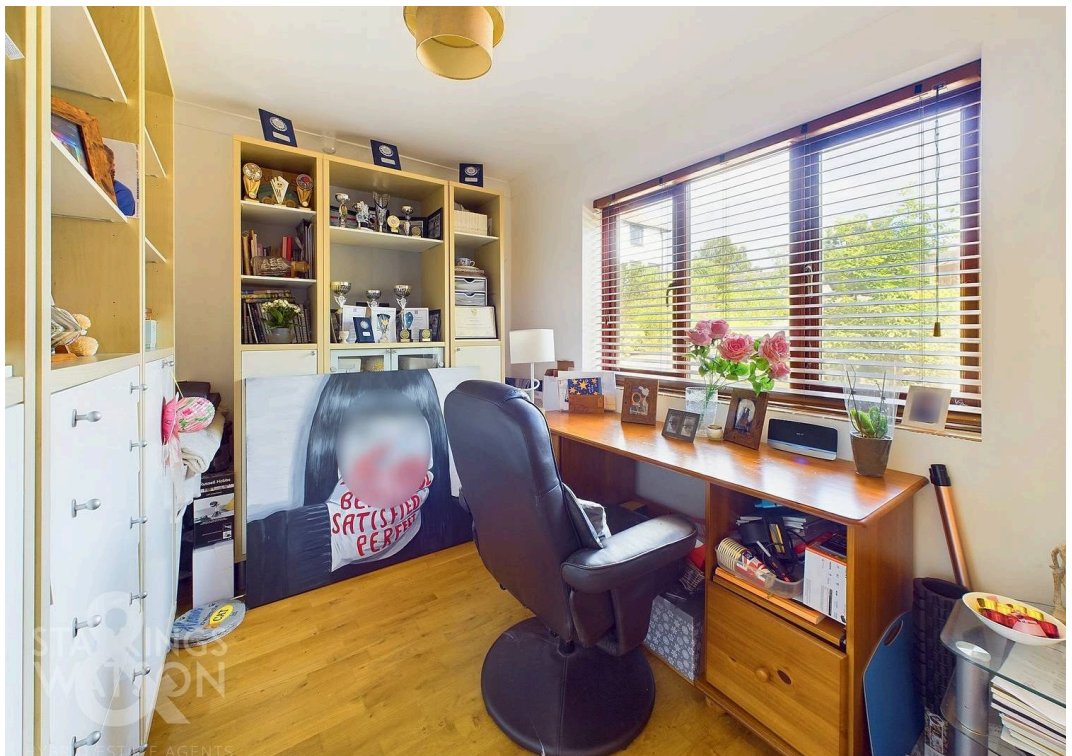
View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property utilises a pumped sewerage system which is serviced annually. The driveway from the road includes a shared responsibility for costs.

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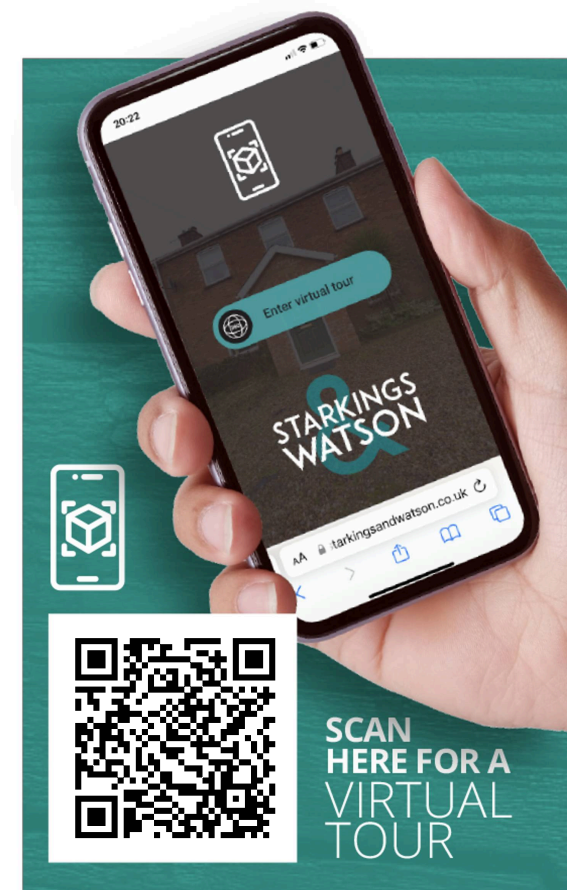
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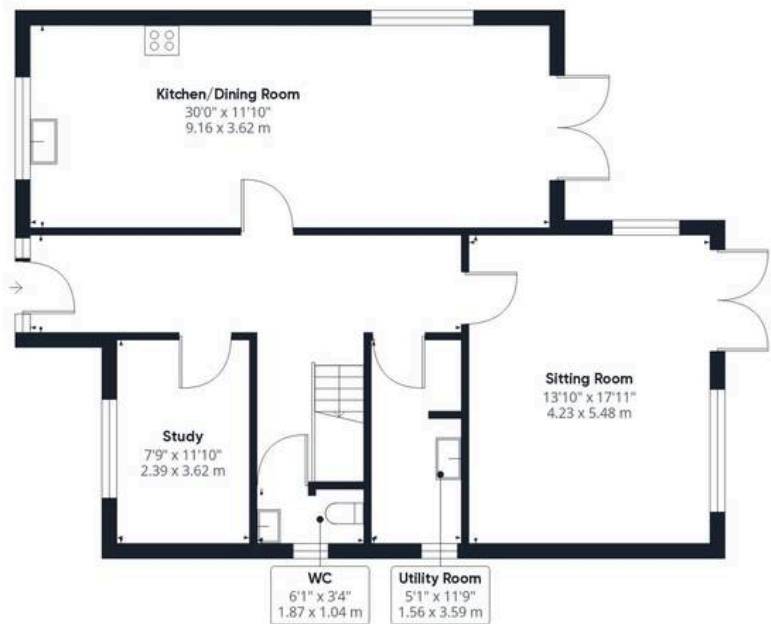




## THE GREAT OUTDOORS

Heading outside, the patio extends from the sitting room and kitchen, with an area of brick weave sweeping around to the side gated access. Enclosed with timber panelled fencing, the garden enjoys the south sun and a main lawned expanse. To the front, the double garage offers twin doors to front, power and lighting, whilst steps to the side lead to the top floor storage room with velux windows to front, power and lighting.

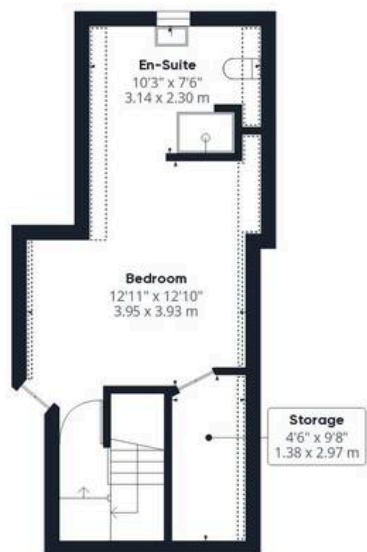




Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2138.69 ft<sup>2</sup>

198.69 m<sup>2</sup>

Reduced headroom

111.62 ft<sup>2</sup>

10.37 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.