

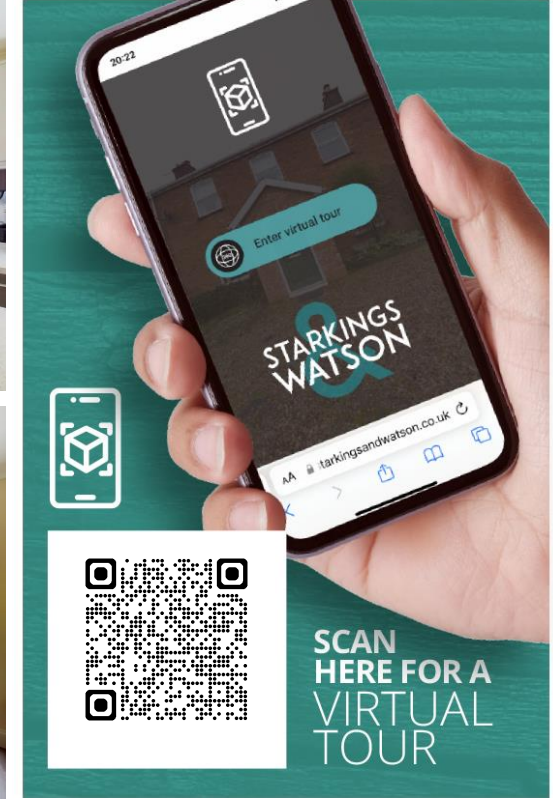
ACORN CLOSE

Lingwood, Norwich NR13 4UN

Freehold | Energy Efficiency Rating : C

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FOR SALE PROPERTY



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STARKINGS & WATSON

- Substantial Detached Family Home
- Over 1955 Sq. ft (stms)
- 26' Open Plan Kitchen/Living Room
- Separate Sitting Room & Study
- Four Bedrooms
- En Suite, W.C & Family Bathroom
- Enclosed Gardens
- Integral Double Garage & Parking

IN SUMMARY

Boasting OVER 1955 Sq. ft (stms) of accommodation, this MODERNISED and EXTENDED detached family home offers a HIGHLY FLEXIBLE LAYOUT and SIZEABLE GARDENS. Spread over THREE FLOORS, the lower level is dedicated to a 26' OPEN PLAN KITCHEN/LIVING SPACE incorporating a CENTRAL ISLAND and INTEGRATED APPLIANCES. Set under a part VAULTED CEILING with VELUX WINDOWS, this open plan space is ideal for day to day living and entertaining. FRENCH DOORS flow seamlessly onto the REAR GARDEN which has been COMPLETED with a SIZEABLE PATIO and LAWN. The main floor includes an INTEGRAL DOUBLE GARAGE, formal sitting room, STUDY and UTILITY ROOM. Upstairs, the TOP FLOOR includes FOUR BEDROOMS, including the main bedroom with EN SUITE and further family bathroom.

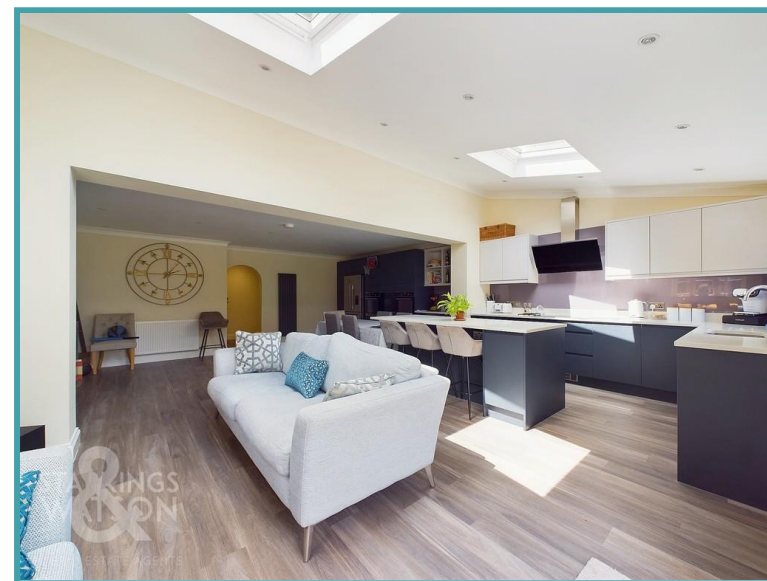
SETTING THE SCENE

Occupying a cul-de-sac setting a brick weave driveway to front offers double off road parking, with areas of grass, and paved footpath to the front door. Gated access leads to the rear garden, double two doors

into the integral double garage.

THE GRAND TOUR

Heading inside, the uPVC double glazed entrance door leads into the hall entrance, with a useful built-in storage cupboard, stairs leading up and down, door to the integral garage, and a door to the W.C on the left - complete with a two piece suite and storage under the sink. A sizeable utility room is tucked to the far left, with a range of wall and base level units, work surface, and space for laundry appliances and a fridge freezer. Overlooking the gardens the sitting room is carpeted, complete with three windows creating a dual aspect, and with a door to a separate study - tucked away for privacy. Heading downstairs, storage can be found under the stairs, with wood effect flooring and an opening to the kitchen/living space. With ample room for soft furnishings and dining, wood effect flooring runs through the room with recessed spotlights above. The kitchen units form an L-shape and run the full length of the room, including an electric ceramic hob, twin built-in eye level electric ovens, microwave combination, wine cooler and dishwasher. Kitchen units run above a space which has been created for a fridge freezer. The central island creates a breakfast bar, sitting under the vaulted ceiling and velux windows. French doors lead out onto the garden. To the top floor, the landing leads to the four bedrooms - all carpeted and double glazed. The main bedroom offers a range of storage, with a door to the en suite shower room. Finished with a three piece suite, tiled walls and heated towel rail, the shower room sits adjacent to



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the family bathroom which also offers a shower over the bath.

THE GREAT OUTDOORS

Mainly laid to lawn, this landscaped garden includes a patio seating area, with steps to the side pathway where raised beds run along the length of the garden. Fenced and fully enclosed, various trees and shrubs can be found, with useful storage in the shed and summer house. The integral double garage includes twin doors to front, an integral door, 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 : NT13 4UN

What3Words : ///napped.blush.targeted

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/4.9ft)

(1) Excluding balconies and terraces

Approximate total area^m
1955.96 ft²
181.71 m²
Reduced headroom
13.86 ft²
1.29 m²

HYBRID ESTATE AGENTS
STARKINGS
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Ground Floor



Floor 1



Basement

