

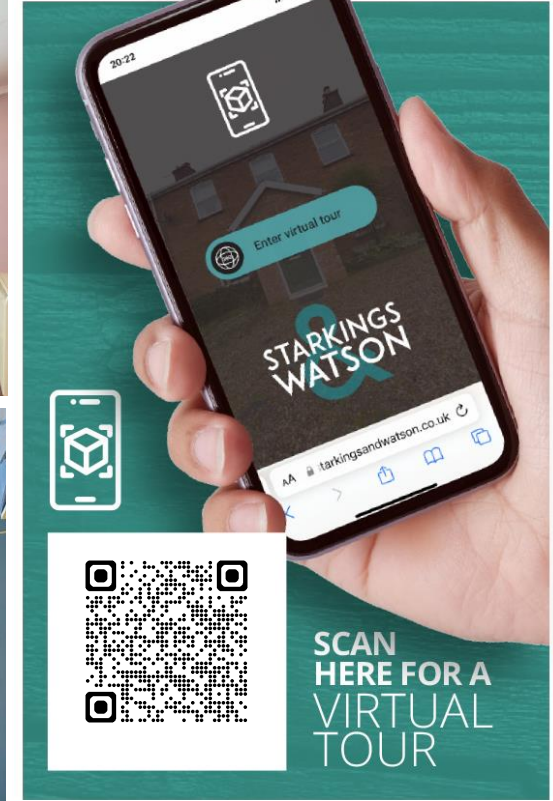
# LINGWOOD GARDENS

## Lingwood, Norwich NR13 4TL

Freehold | Energy Efficiency Rating : E

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



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

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- No Chain
- Requires Updating & Modernisation
- Sitting/Dining Room
- Front Facing Kitchen
- Two Bedrooms
- W.C & Wet Room
- South Facing Gardens
- Storage Garage & Tandem Driveway

### IN SUMMARY

NO CHAIN. Requiring UPDATING and MODERNISATION, this detached bungalow enjoys a 0.13 ACRE PLOT (stms), tucked away in a CUL-DE-SAC SETTING close to the village pond. With a TRADITIONAL LAYOUT, the property offers HUGE POTENTIAL to REMODEL the accommodation, or EXTEND (stp). Gated access leads to the DRIVE, where there is AMPLE PARKING and access to the single GARAGE. Once inside, the HALL ENTRANCE offers STORAGE, leading to the front facing KITCHEN and SITTING/DINING ROOM. The WET ROOM and W.C are separate rooms, with TWO BEDROOMS to the rear. With a SOUTH FACING ASPECT, the rear garden requires MAINTENANCE, allowing a new buyer to enjoy the TREE LINED REAR VIEW.

### SETTING THE SCENE

Low level brick walling and wrought iron double gates provide access to the main driveway where tandem parking can be found along with access to the garage. Gardens can be found to the outside of the wrought iron gates, to the right hand side of the cul-de-sac as

you enter, which is currently filled with high level hedging and trees. The front garden directly behind the wall offers further planting and shrubbery with gated access to the rear garden and a porch area leading to the front door.

### THE GRAND TOUR

Heading through the uPVC double glazed door, the hall entrance is carpeted and finished with two built in storage cupboards, loft access hatch and electric storage heater. The main living space sits opposite with a feature fireplace, windows to front and side and huge potential to maximise the feel of this room given its proportions and size. The kitchen also sits to the front with a range of built-in storage units offering further potential to update and modernise. Windows to the front and side allow for excellent natural light whilst a door also leads onto the driveway. The two bedrooms sit at the rear of the property, both including a range of built in storage, with windows overlooking the rear garden. The larger of the two bedrooms require some remedial works following a leak within the ceiling. At present the shower room and cloakroom offer potential to open plan the two if required, whilst at present the cloakroom offers a low level W.C. The shower room offers a pedestal hand wash basin and wet room style shower with tiled walls and electric shower.

### THE GREAT OUTDOORS

Gaining access to the rear garden via the rear timber gate, the garden is mainly laid to grass with a range of mature planting and areas of paving. The garden is a



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



fantastic size with a tree lined rear aspect, whilst being non-overlooked and allowing huge potential to extend the bungalow without impacting the overall outside space. The garage sits to the rear of the property with an up and over door to front, uPVC double glazed door to side and storage within.

#### 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 4TL

What3Words : ///lure loafing.unleashed

#### 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](https://starkingsandwatson.co.uk)

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.

Approximate total area<sup>1</sup>  
734.96 ft<sup>2</sup>  
68.28 m<sup>2</sup>

