

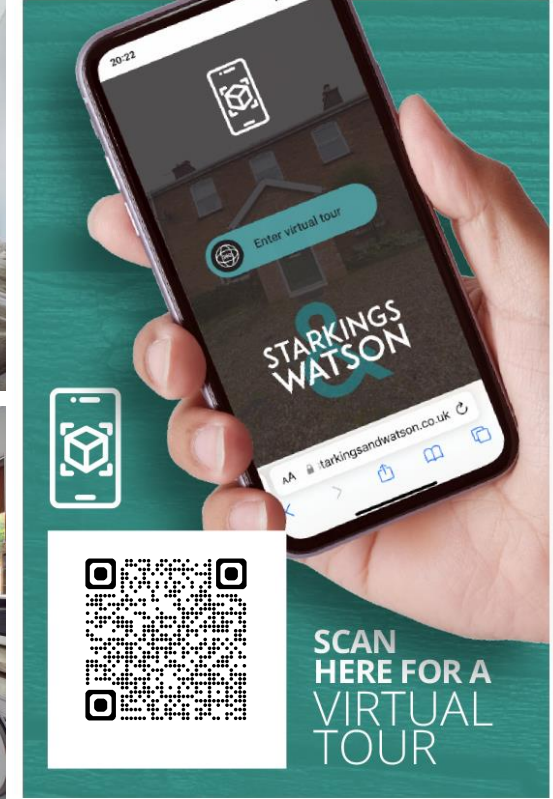
HIGH WAY

Lingwood, Norwich NR13 4BU

Freehold | Energy Efficiency Rating : C

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

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STARKINGS & WATSON

- Popular Cul-De-Sac Setting
- Semi-Detached Home
- Over 1000 Sq. ft (stms) of Accommodation
- Porch Entrance
- Open Plan Kitchen/Dining Room
- Large Sitting Room & Separate Conservatory
- Three Bedrooms
- South Facing Garden & Garage

IN SUMMARY

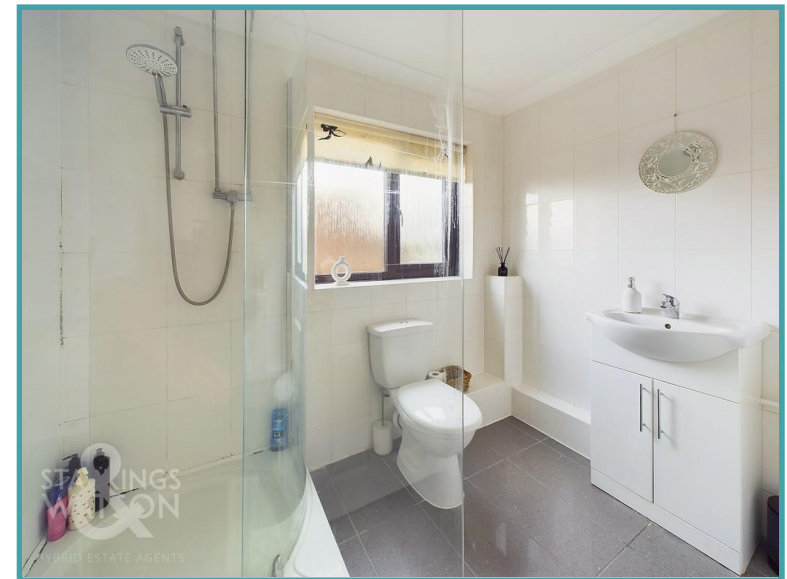
VENDOR FOUND a CHAIN FREE HOME! Occupying a POPULAR CUL-DE-SAC SETTING, this semi-detached home offers OVER 1000 Sq. ft (stms) with a replacement gas fired CENTRAL HEATING BOILER in 2024. With LOW MAINTENANCE SOUTH FACING GARDENS, parking and a GARAGE, the property is presented in MOVE-IN CONDITION. Inside, the PORCH entrance leads to the 17' KITCHEN/DINING ROOM, with an inner hall and BATHROOM, with the 17' SITTING ROOM stretching across the width of the property and leading to a 9' CONSERVATORY. Upstairs, THREE BEDROOMS lead off the landing including the HUGE MAIN BEDROOM which extends to 16' with EN SUITE POTENTIAL. A further shower room also leads off the landing.

SETTING THE SCENE

The low maintenance brick weave frontage offers parking with access leading to the side of the property, where the garage and rear garden can be found.

THE GRAND TOUR

Stepping inside, the porch entrance is finished with wood effect flooring, opening to the open plan kitchen/dining room which offers an abundance of natural light via three windows to the front and side. With ample room for a dining table and soft furnishings, this open plan space includes a u-shape arrangement of wall and base level units with space for an electric cooker and general white goods which include a washing machine and fridge freezer. Tiled splash backs run around the work surface, whilst a door leads to an inner hallway where the stairs rise to the first floor landing with a useful built-in storage cupboard below. An adjacent family bathroom is a fantastic size and an addition to the property complete with storage under the sink, fully tiled walls and a heated towel rail. The main living space includes a spacious sitting room with fitted carpet and sliding patio doors which lead to the conservatory which extends the living space with tiled flooring underfoot and further sliding patio door to the low maintenance rear garden. Upstairs, three bedrooms lead off the main landing area including the sizeable main bedroom which sits to the rear of the property with two windows facing to the rear, and potential to create an en suite if required. The two front bedrooms are both finished with uPVC double glazing and fitted carpet, whilst being able to house a double bed if required. A first floor shower room completes the property with tiled walls and flooring and useful storage under the sink.



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THE GREAT OUTDOORS

The rear garden is low maintenance, enjoying a south facing aspect laid to patio and finished with enclosed timber panel fencing to all sides. Gated access leads off the driveway whilst a useful door to the side of the garage provides easy access with an electric up and over door to front, storage above.

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 4BU

What3Words : ///equal.pushover.drunk

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
 standard.
 Calculations are based on RICS IPMS 3C
 plan is for illustrative purposes only.
 While every attempt has been made to
 ensure accuracy, all measurements are
 approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area^m
 1006.32 ft²
 93.49 m²

