



Post Office Road, Lingwood - NR13 4AD

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HYBRID ESTATE AGENTS



## Post Office Road

Lingwood, Norwich

This RECENTLY UPDATED and MODERNISED SEMI-DETACHED BUNGALOW is in the village of LINGWOOD. The property features TWO DOUBLE BEDROOMS, a modern shower room, and a COMBINED SITTING/DINING ROOM with French doors leading to the rear garden. The kitchen has been NEWLY FITTED, offering a fresh and contemporary feel. The enclosed rear garden is laid to lawn, providing a private outdoor space. Additionally, the property benefits from a HARD STANDING DRIVEWAY and a BRICK BUILT SINGLE GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Semi-Detached Bungalow
- Sitting/Dining Room
- Newly Fitted Kitchen
- Two Double Bedrooms
- Spacious Shower Room
- Enclosed Rear Garden
- Brick Built Single Garage
- Ample Off Road Parking

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

The bungalow is set away from the road with its hard standing driveway that offers ample off road parking and has a brick walled frontage, the brick built single garage and access to the rear enclosed garden.

#### THE GRAND TOUR

Upon entering through the UPVC door, you step into the entrance hall that has newly fitted carpeted flooring underfoot, which provides access to all the rooms within the bungalow. To your right is the shower room, featuring tiled flooring and splash backs, and a low level WC and hand-wash basin. On the left side of the hallway, you will find bedroom two, which has fitted carpet underfoot, creating a cozy and comfortable space. Continuing down the hallway, you enter bedroom one, which also benefits from fitted carpet underfoot, offering a soft and warm feel, with



space for free standing furniture. Heading back into the entrance hall, you move into the spacious sitting/dining room, where carpeted flooring continues, a feature fireplace and a set of patio doors at the far end of the room flood the room with natural light whilst providing easy access to the rear garden. Next, you step into the kitchen, which boasts a range of wall and base units for ample storage, and is equipped with an integrated electric oven and hob, with space available for a dishwasher and washing machine. Vinyl flooring can be found underfoot whilst tiled splash backs add a stylish touch, and a door from the kitchen leads out to the rear garden.

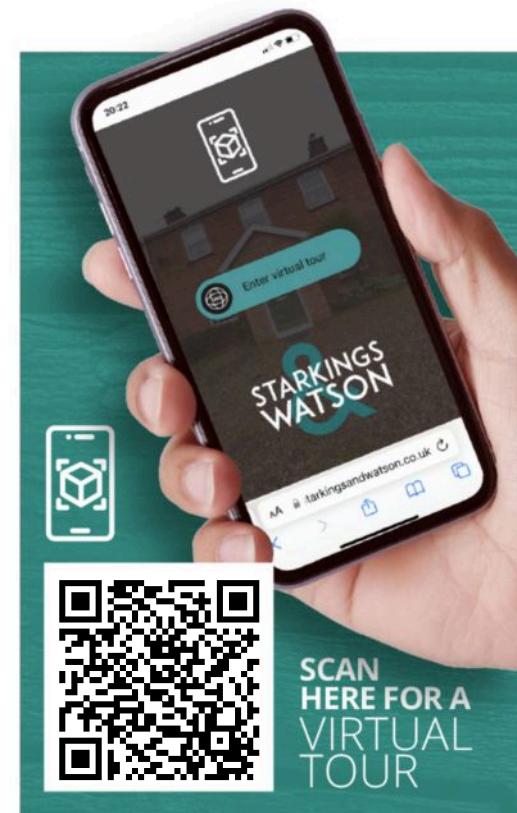
#### FIND US

Postcode : NR13 4AD

What3Words : ///compacts.speeded.revealing

#### VIRTUAL TOUR

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

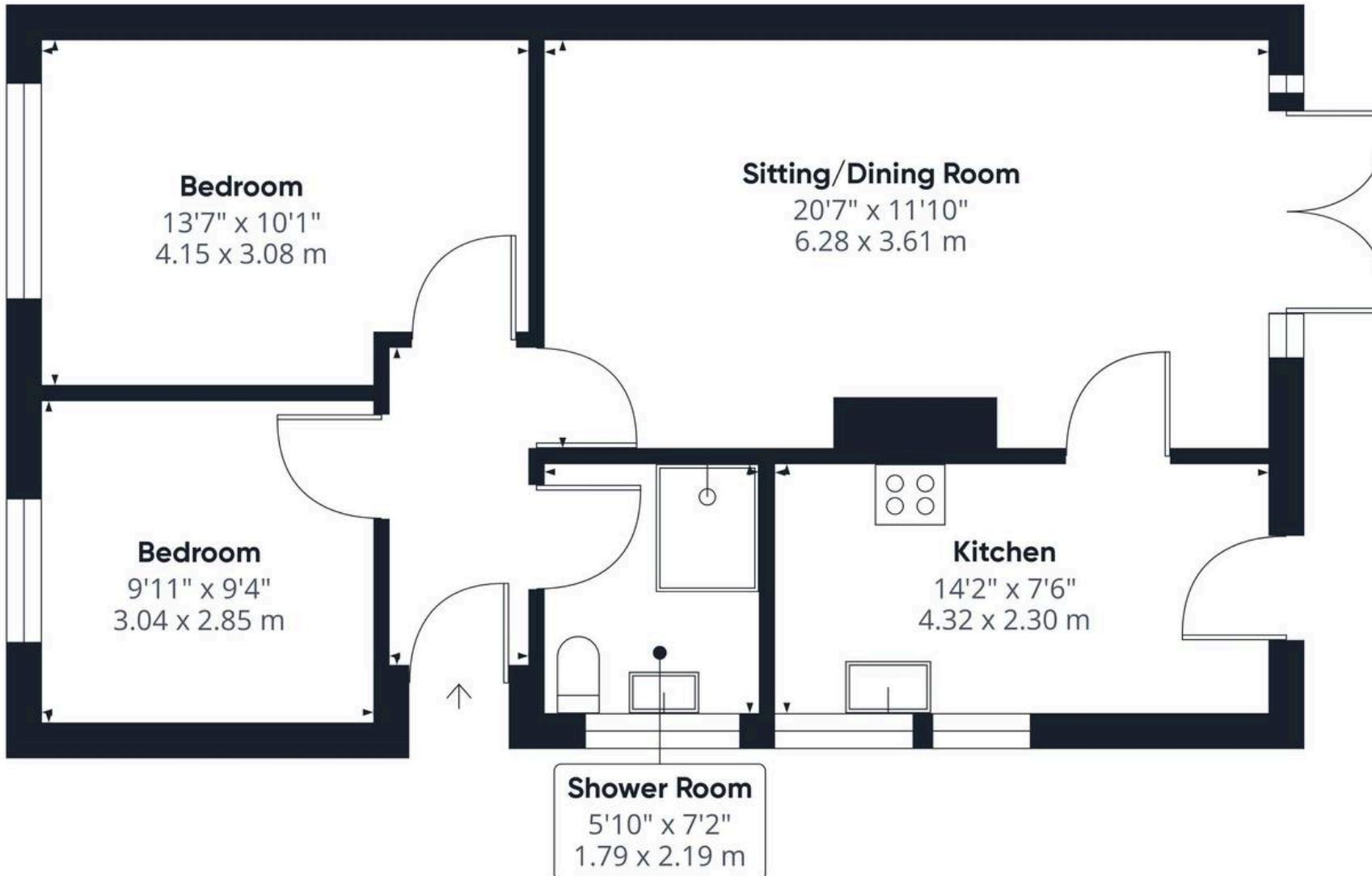






## THE GREAT OUTDOORS

The enclosed rear garden creates the ideal space to relax and entertain, and as you step out you are greeted by a patio area ideal for outdoor dining. Beyond the patio the garden is laid to lawn providing a lush green space whilst offering a range of trees and shrubs, with access to the greenhouse perfect for the keen gardeners, along with access to the front of the property and the single garage. This garden provides the perfect amount of open space and privacy.



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

652.4 ft<sup>2</sup>  
60.61 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.