

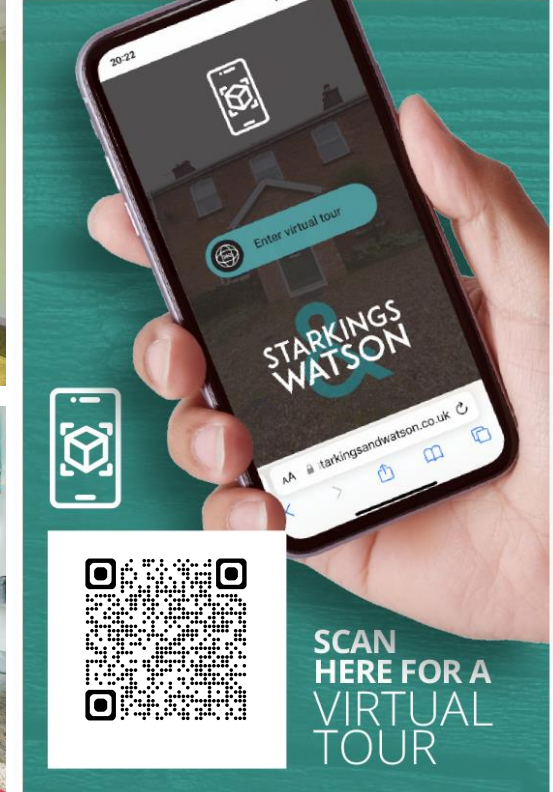
CLARKSON ROAD

Lingwood, Norwich NR13 4BA

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
WATSON

- No Chain!
- Semi-Detached Bungalow
- Potential to Update & Modernise
- Sitting Room with Gas Fire
- Conservatory with Garden Views
- Two Bedrooms
- Enclosed Gardens with Tandem Driveway
- 

#### IN SUMMARY

NO CHAIN. Ready to be UPDATED and MODERNISED, this semi-detached bungalow offers HUGE POTENTIAL, whilst enjoying a spacious frontage, with AMPLE PARKING. SOLAR PANELS offer electric and generate an income in the region of £1000 PA, with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING installed. The accommodation includes a HALL ENTRANCE, sitting room with GAS FIRE, conservatory, KITCHEN with HIGH GLOSS UNITS, two bedrooms and FAMILY BATHROOM. The REAR GARDEN offers EXTENSIVE PLANTING which his ready to be tamed!

#### SETTING THE SCENE

The property is approached by a brick weave driveway providing tandem parking with a lawned garden to front, with various hedging and shrubbery. Wrought iron gates lead to a further driveway and the rear garden with a uPVC access door to the side.

#### THE GRAND TOUR

Heading inside, the hall entrance is finished with

fitted carpet and a loft access hatch, with doors leading to the bedroom and living accommodation. The kitchen can be found to your left hand side offering a re-fitted high gloss range of wall and base level units, including space for an electric cooker, tiled splashbacks and space for general white goods including a fridge freezer and washing machine. uPVC double glazed windows and a door lead to the rear garden, with a wall mounted gas fired central heating boiler located to the side. The sitting room features a decorative fireplace with Gas fire which sits in front of a boarded up open fireplace and is ready for carpeting, with sliding patio doors open to the conservatory, offering garden views, tile flooring and a door to side. The two bedrooms face towards the front of the property, and both include uPVC double glazed windows and are ready for decorating. The family bathroom offers a three piece suite with tiled splash backs.

#### THE GREAT OUTDOORS

Heading to the outside, the garden offers a range of planting with huge potential to open the space and incorporate formal seating or patio areas, capitalising on the extensive mature range of shrubs and hedging which are already in situ.

#### 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



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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 4BA

What3Words : ///performed.detective.berated

#### VIRTUAL TOUR

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

#### AGENTS NOTE

An electric sub station can be found on the left boundary.

**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. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces

**Approximate total area<sup>1</sup>**  
663.5 ft<sup>2</sup>  
61.64 m<sup>2</sup>

