

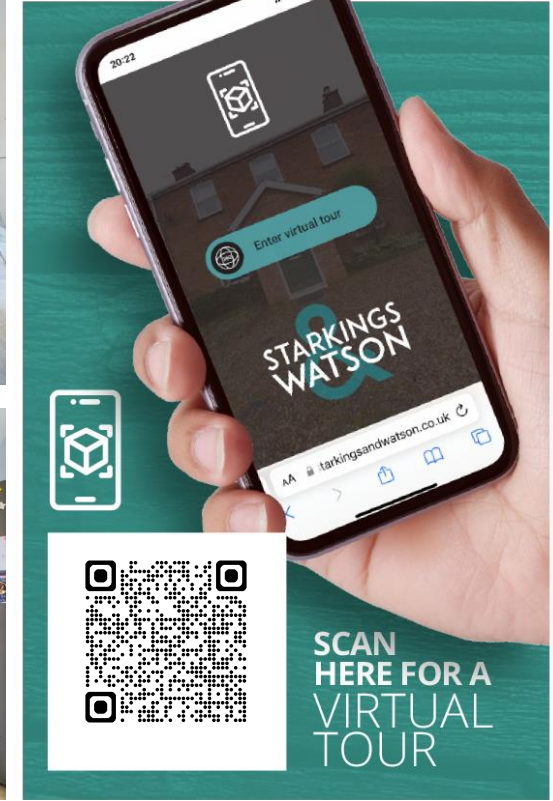
MEMORIAL WAY

Lingwood, Norwich NR13 4DU

Freehold | Energy Efficiency Rating : B

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

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STARKINGS & WATSON

- End of Cul-de-Sac Setting
- Detached Family Home
- Open Plan Kitchen/Dining Space
- Internal Bi-folding Doors to Sitting Room
- Utility Room & Integral Garage
- Five Spacious Bedrooms
- En Suite & Family Bathroom
- South Facing Gardens

IN SUMMARY

With a SOUTH FACING GARDEN, this modern family home extends to OVER 1440 Sq. ft (stms), with an INTEGRAL GARAGE offering potential, and FIVE BEDROOMS all on the first floor. Ample PARKING can be found to front, whilst the rear garden remains EXTREMELY PRIVATE, taking in the best of the sun. The INTERNAL ACCOMMODATION offers a fantastic ENTERTAINING or FAMILY FRIENDLY SPACE, leading off the hall entrance, with a W.C, 17' SITTING ROOM and 22' KITCHEN/DINING ROOM complete with a BREAKFAST BAR and FRENCH DOORS to the garden. A further UTILITY ROOM leads off, along with internal GARAGE access. Upstairs, the FIVE BEDROOMS lead off the landing, including the main bedroom with BUILT-IN WARDROBES and an EN SUITE SHOWER ROOM, along with the family bathroom - also with a SHOWER over the bath. The property is finished with uPVC double glazing and TWIN ZONE HEATING via a gas fired central heating system.

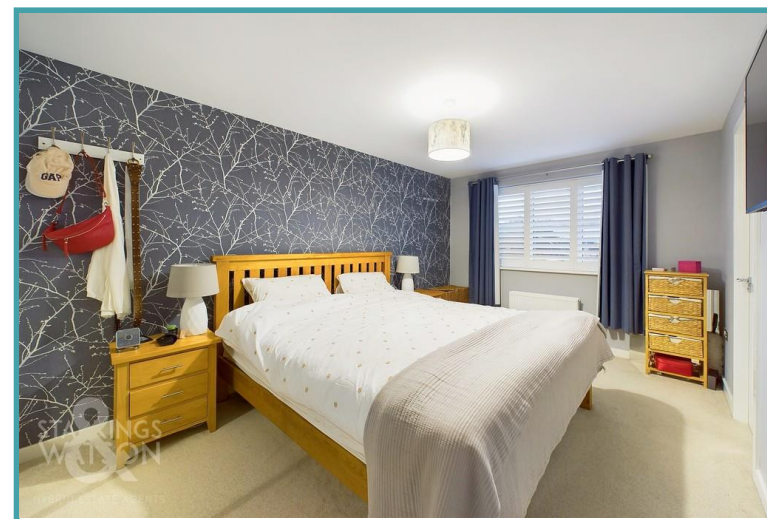
SETTING THE SCENE

Situated at the end of the cul-de-sac with a brick weave driveway offering parking for several vehicles, a further low maintenance shingle frontage extends the parking

area, whilst also creating the ideal space for potted plants or further landscaping. Gated access leads to the rear garden with access also to the main property and integral garage.

THE GRAND TOUR

The spacious hall entrance offers wood effect flooring underfoot, with a door to the garage, stairs to the first landing and useful storage recessed below. Leading to the left hand side is the main sitting room, finished with wood effect flooring underfoot and bespoke window shutters to front. Bi-folding doors create a seamless flow into the rear facing kitchen/dining room - ideal for entertaining and general family living. The kitchen offers a u-shaped arrangement of wall and base level units with under cupboard lighting and tiled splash-backs, along with integrated cooking appliances including an electric ceramic hob and built-in electric oven with an extractor fan over. Wood effect flooring runs through the entire space with ample room for a dining table or soft furnishings, whilst the work surface also creates a breakfast bar seating area. The dishwasher is integrated with space provided for a fridge/freezer whilst a further door leads off to the utility room - ideal for laundry appliances with further storage. Within the utility, a door leads to the rear garden whilst the cupboard houses the gas fired central heating boiler. Back into the hall entrance, a ground floor W.C completes the property with a white two piece suite and tiled splash backs. Heading upstairs, the landing is carpeted and also includes a built-in airing cupboard and loft access hatch, with doors leading to the five bedrooms. All of the bedrooms are finished with fitted carpet and uPVC double glazing, with two of them also including built-in wardrobes. The main bedroom includes bespoke



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window shutters and an en-suite shower room, with a three piece suite including a heated towel rail and tiled splash-backs. The family bathroom completes the property with a further white three piece suite including an electric shower over the bath, glazed shower screen and a further heated towel rail.

THE GREAT OUTDOORS

The rear garden is landscaped and includes a large patio seating area whilst being fully enclosed with timber panel fencing, and benefiting from a south facing aspect. Gated access leads to the side of the property, with an outside water supply and power point included. The garage is integral to the property with an internal door from the hall entrance, up over door to front, 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 : NR13 4DU

What3Words : ///posed.recur.sifts

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge of £240 is due per year for the upkeep of communal green space.

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 JPM5 3C standard.

Reduced headroom:
..... Below 5 ft/1.5 m

(1) Excluding balconies and terraces

Approximate total area^m
1443.22 ft²
134.08 m²
Reduced headroom
11.93 ft²
1.11 m²

