

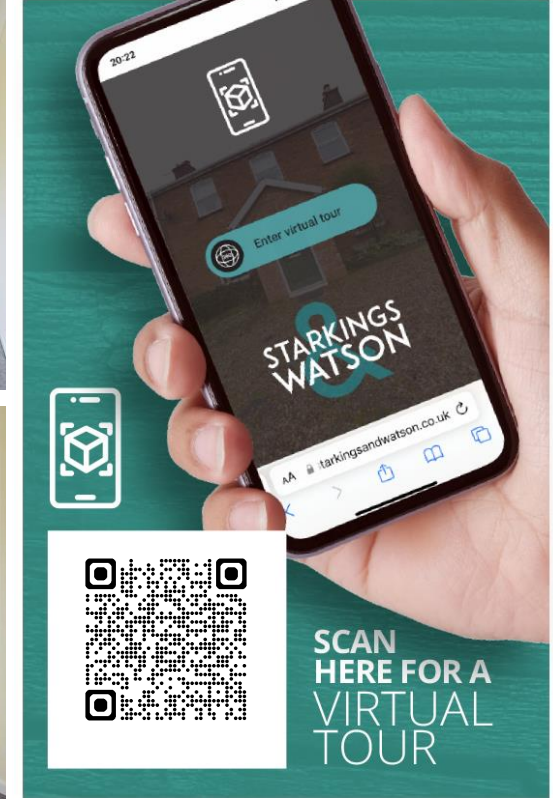
POST OFFICE CLOSE

Lingwood, Norwich NR13 4EW

Energy Efficiency Rating : D

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PROPERTY
TO LET



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**STARKINGS
WATSON**

- Semi-Detached Home
- Adjoining Garage & Driveway
- Renovated Interior with Hall Entrance
- Sitting Room with Feature Fireplace
- Kitchen/Breakfast Room with Garden Access
- Three Bedrooms
- Modernised Family Bathroom with Shower
- Enclosed Garden Backing onto Green Space

IN SUMMARY

This UPDATED and MODERNISED semi-detached home enjoys a POPULAR RESIDENTIAL SETTING backing onto GREEN SPACE. With AMPLE PARKING and a GARAGE to front, gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING is installed. The accommodation comprises a hall entrance, SITTING ROOM with feature fire place and OPEN PLAN KITCHEN/DINING ROOM with MODERN UNITS, garden access and UNDER-STAIRS STORAGE. Upstairs, THREE BEDROOMS lead off the landing, with a FAMILY BATHROOM including a SHOWER. The REAR GARDEN is enclosed and benefits from an OPEN REAR ASPECT, whilst being laid to lawn and finished with a PATIO.

SETTING THE SCENE

Set back from the road and approached via a shingle driveway, off road parking can be found in front of the garage, with a hard standing footpath and adjacent lawned garden leading to the main entrance door.

THE GRAND TOUR

The carpeted hall entrance includes stairs to the first hall landing and a door to the adjacent sitting room, centred on a feature fireplace and uPVC double glazed window to front. Heading through the property, the kitchen/dining room runs across the width of the property with a u-shaped arrangement of wall and base level units, with rolled edge work surfaces and integrated cooking appliances. Space is provided for general white goods whilst the door leads through to the garden and storage can be found under the stairs. Heading upstairs, the carpeted landing includes a built-in airing cupboard and loft access hatch, with doors leading to the three carpeted bedrooms, all with built-in storage. Completing the property is the family bathroom with a white three piece suite including a thermostatically controlled shower over the bath, with tiled walls and a vertical radiator.

THE GREAT OUTDOORS

The rear garden is non-overlooked to the rear, whilst being fully enclosed with timber panel fencing and brick walling. A large patio seating area and main central lawn is bordered by various planting and trees, with a rear access into the adjoining garage which also offers an up and 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



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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 4EW

What3Words : ///towel.demoted.unionists

VIRTUAL TOUR

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

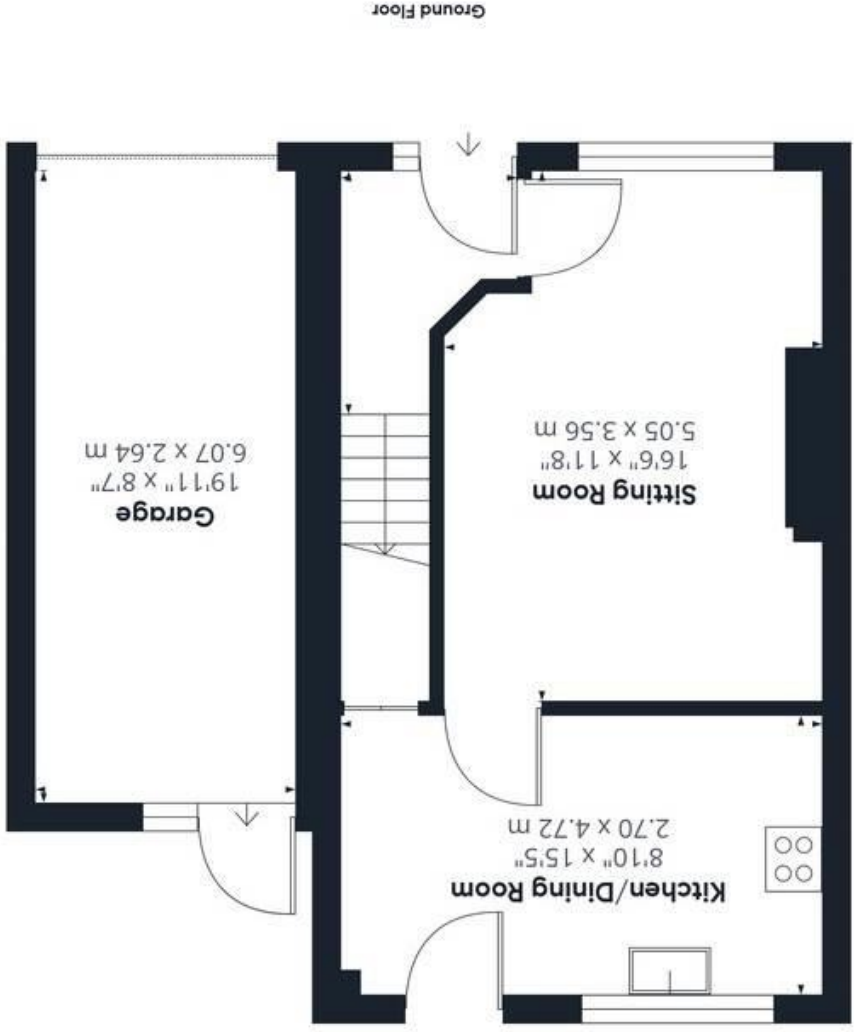
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Price:



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GIRAFFE 360
standard.
Calculations are based on RICS IPMS 3C
plan is for illustrative purposes only.
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ensure accuracy, all measurements are
approximate, not to scale. This floor

(1) Excluding balconies and terraces

Approximate total area^m
896.08 ft²
83.25 m²