



Granary Close, Lingwood - NR13 4EP





## Granary Close

Lingwood, Norwich

NO CHAIN. This attractive semi-detached bungalow is nestled in a CUL-DE-SAC setting, providing PRIVATE GARDENS and convenient access to local amenities including the village TRAIN STATION. The property features a NEWLY CONSTRUCTED 21' CONSERVATORY which offers versatile uses, along with a spacious 19' SITTING/DINING ROOM, perfect for both relaxing and entertaining. There are TWO GENEROUSLY SIZED BEDROOMS, each with built-in WARDROBES, offering ample storage solutions. The recently replaced BATHROOM is fitted with a modern SHOWER, while the re-fitted KITCHEN boasts contemporary units and a NEWLY INSTALLED CENTRAL HEATING BOILER, ensuring comfort and efficiency throughout the year. Additional benefits include a TANDEM DRIVEWAY, providing off-road parking for multiple vehicles, and a DETACHED GARAGE, ideal for secure storage or as a potential workshop space. With a practical and well-planned layout, this bungalow is suited to a variety of buyers, from downsizers to those seeking single-level living in a sought-after location.





With GARDENS that wrap around the side and rear of the property to create a private and versatile outside space, a COURTYARD GARDEN offers a sheltered patio seating area, complemented by THE LAWNED GARDEN to the rear.

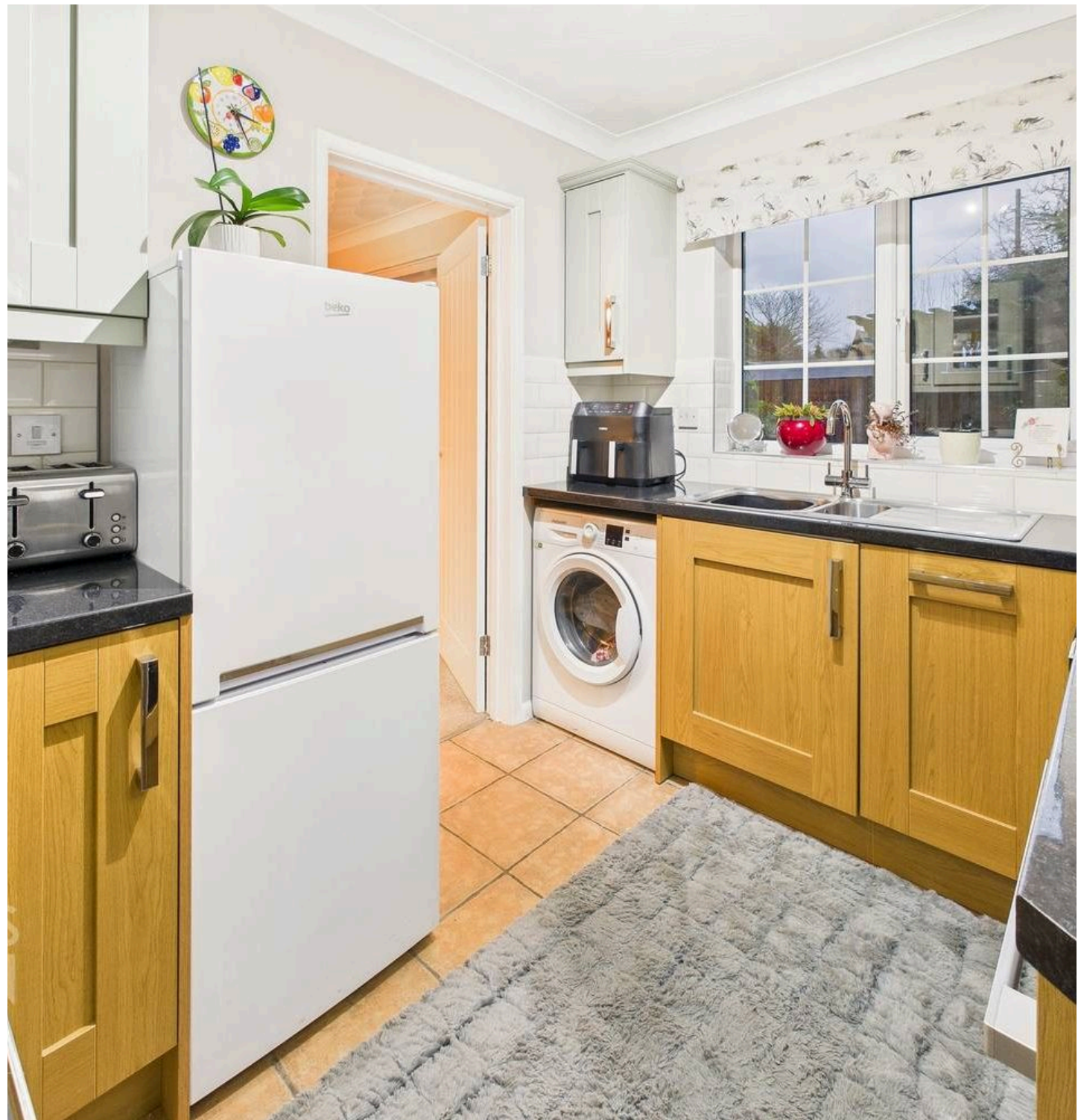
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Bungalow in Cul-De-Sac Setting
- 19' Sitting/Dining Room
- Newly Fitted Carpets Throughout
- Two Bedrooms with Built-in Wardrobes
- Replacement Bathroom with Shower
- Re-fitted Kitchen & Newly Fitted Central Heating Boiler
- Tandem Driveway & Detached Garage & Wrap Around Gardens with Patio & Lawned Areas

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

Occupying a corner cul-de-sac setting, the property is approached via a hard standing driveway, providing off road parking for several vehicles with access leading to the detached garage. Plum slate borders line either side of the driveway, with a gated access taking you to the side garden where the main entrance door can be found.

#### THE GRAND TOUR

Stepping inside, the conservatory entrance offers a versatile meet and greet space with tiled flooring underfoot, and ample space for soft furnishings or utilities. A further door takes you to the garden and kitchen, with a door to the main inner hallway - with fitted carpet underfoot and a useful built-in storage cupboard. The loft access hatch can be found above with doors leading off to the bedroom and living accommodation. Both bedrooms sit towards the front of the property and include fitted carpet and uPVC double glazing, with a range of bespoke built-in bedroom furniture. Sitting opposite, the modernised family bathroom can be found with a white three piece suite including storage under the hand wash basin and a thermostatically controlled shower. The main living space is a fully open plan sitting/dining room with windows overlooking the garden, fitted carpet underfoot, space for soft furnishings and a dining table, with a door to the adjacent kitchen. With an extensive array of built-in storage, the kitchen includes integrated cooking appliances with an inset electric induction hob and built-in electric oven, with tiled splash-backs and extractor fan, with space provided for a fridge freezer and washing machine, with the dishwasher integrated. A window faces to rear, with a further door taking you to the conservatory entrance.

#### FIND US

Postcode : NR13 4EP

What3Words : ///crackled.zooms.mimed

#### VIRTUAL TOUR

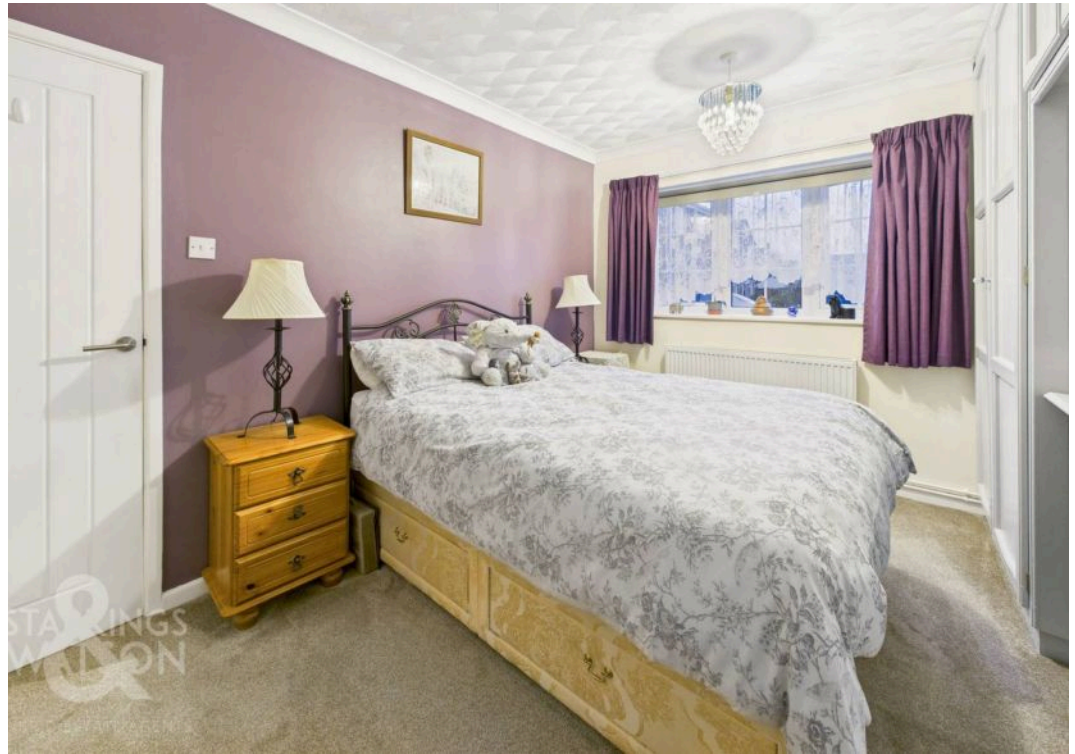
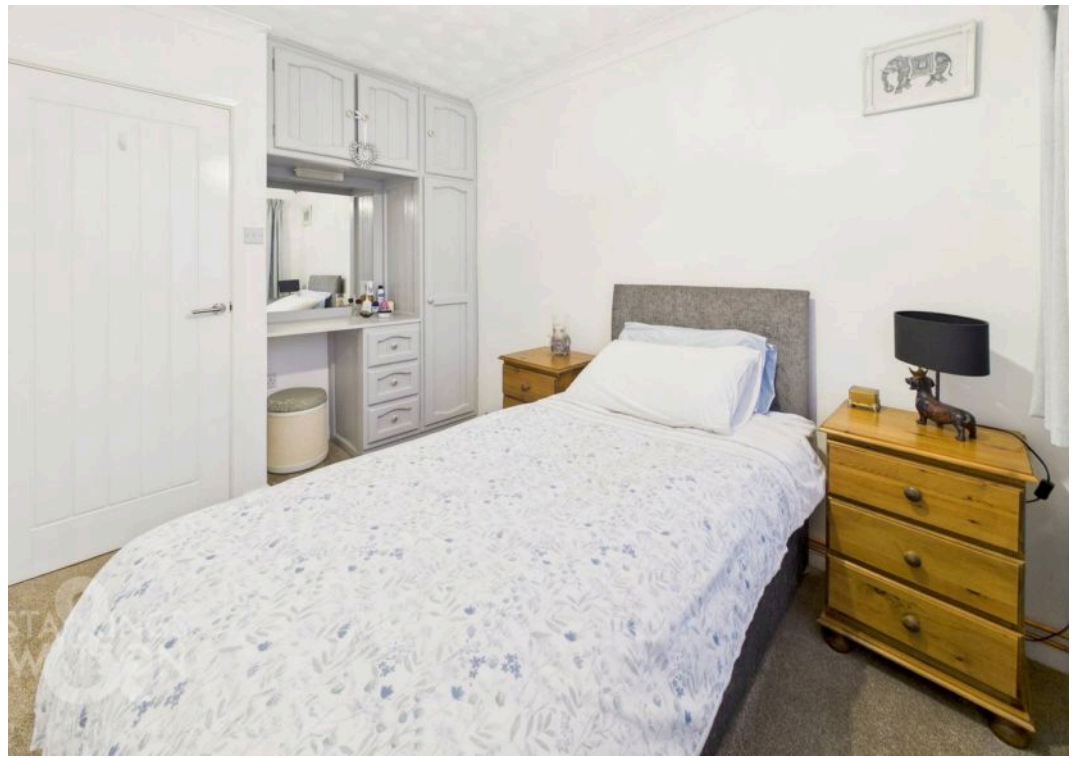
View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTES

The property is located close to the village train line.











## THE GREAT OUTDOORS

Heading outside the gardens wrap around to the side and rear, with the side courtyard offering a patio seating area with raised brick built flower beds and enclosed timber fence boundaries. The rear garden is laid to lawn with a large timber decked seating area with pergola, further planted borders, along with an outside water supply. The garage offers an up and over door to front, door to side, storage above, power and lighting.





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

675 ft<sup>2</sup>

62.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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