



7 Post Office Road  
Lingwood | Norfolk | NR13 4AD

FINE & COUNTRY

# LARGER THAN LIFE



“Set well back from the road and nicely tucked away, this family property is larger than it first appears. Built to a high standard, it’s been a much-loved home and works for every stage of family life.

Bright and welcoming with a south-facing garden,  
it’s walking distance from the park, primary school, train station, village hall and more.

Well placed for easy travel to Norwich, the Broads, and Great Yarmouth,  
with open countryside on the doorstep.”





# KEY FEATURES

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- A Detached Three Storey Family Home in the Popular Village of Lingwood
- Four Bedrooms; Four Bath/Shower Rooms
- The Principal Bedroom occupies the Second Floor and includes a Walk-In Wardrobe and an En-Suite
- Kitchen/Breakfast Room with Separate Utility Room and WC
- Sitting Room and Study
- South Facing Garden with Patio
- Double Garage with Studio Above and Plenty of Parking on the Drive
- The Accommodation extends to 2,130sq.ft
- Energy Rating: C

A bespoke build and true one-off, this three-storey property has so much to offer. You'll be surprised by the sheer amount of space here, and the rooms are lovely and light too. Perfect for a growing family, it also has a studio over the garage, so it's wonderfully flexible and sure to meet every need.

## A High Standard Throughout

The house was built around 2006 by a local builder to be his family home. He went over and above in terms of the specification, creating a property that's well insulated and economical to run, with a bathroom for every bedroom, a studio or home office, a great flow between the living space and south facing garden and more besides. No expense was spared here – all of the (many!) showers are power showers, the kitchen has granite worktops and there's underfloor heating on every floor. When the current owners came here, they found the property in excellent condition and have very much enjoyed the lifestyle it offers. There is scope to put your own stamp on it, but it has been incredibly well looked after, built with quality materials and great attention to detail, and would be perfect for any young family, those with teens, or for a sociable couple who love to entertain.

## Working Well For Every Occasion

The house has a great layout, and it's one that makes a lot of sense and makes it very practical for day-to-day life. As you enter the property, you can see right down the hallway and through the sitting room where double doors frame the view of the garden beyond and allow the light to pour in. This makes an excellent first impression.







# KEY FEATURES

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To your left is the large kitchen breakfast room. Triple aspect with French doors to the south, it's a wonderfully uplifting space. There's plenty of storage and worktop space to delight keen cooks, with granite worktops, plus room for a family dining table. On the other side of the house, there's a useful study looking over the front, which is ideal if you have clients visiting as you can see the comings and goings from here. There's also a useful cloakroom and utility room. The sitting room is lovely and private, at the rear of the house. Again, French doors to the south make it a beautifully bright place to be. It's spacious too. Upstairs, on the first floor, you'll find three good size double bedrooms. One has its own en-suite shower room, two share a Jack and Jill shower room and there's a separate family bathroom too. On the top floor you'll find the principal bedroom, complete with walk-in wardrobe and en-suite. This has worked so well for the owner – her teens have been able to have their own bathrooms with no fighting over who gets the shower first! And she's been able to have her own suite well away from the rest of the house, nice and relaxing.

## Never A Dull Moment

As we've already said, the house is set back from the road with plenty of parking on the drive to the front. There's a double garage here which has a room above it. The owner's children have used this when they host friends, and they have had a table tennis table up there in the past, but it would be equally good as a home office or as a studio space for crafts and hobbies. The garden sits to the south of the property and is a real suntrap and very easy to maintain. It's safely enclosed for young children and in the summer months you can leave the doors to the kitchen and sitting room open for a comfortable flow between the inside and outside space. While you're nicely tucked away here, you're in the heart of the village and you have plenty to do on the doorstep. There's a primary school and park within walking distance, as well as the village hall where you can attend groups and events and put down roots in the community. You can also walk to the pub and to the train station. The latter is very handy for evenings out in the city, or for Christmas shopping – no need to worry about where to park! The family have dogs and there are some lovely walks nearby, with lots of open countryside around. You also have good access to the A47 which means it's easy to drive into Norwich or Great Yarmouth, or you can head to neighbouring Brundall to go out on the Norfolk Broads.











































# INFORMATION

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## On The Doorstep

The nearby village of North Burlingham is ideal for walkers who will delight in a variety of nature trails in the area. It also boasts the Church of St Andrews & St Peter as well as being close to the famous Norfolk Broads with Wroxham only 8.5 miles away. The market town of Acle is approximately 3 miles to the east with schools, shops, pubs, restaurants, a medical centre, post office, library and a weekly market.

## How Far Is It To?

Lingwood lies in between Norwich, which is approximately 10 miles west, and Great Yarmouth, approximately 11.5 miles east. Norwich offers all that you would expect of a county capital with a wide variety of cultural and leisure facilities, a main line rail station with links to London Liverpool Street and an international airport. There is also a selection of good schools in both the public and private sectors as well as the University of East Anglia. On the other hand, Great Yarmouth boasts 5 miles of sandy beaches. The sea front offers the Marina and Sea Life Centre amid a wide variety of shops and tourist attractions.

## Directions

Leave Norwich heading east on the A47 Southern Bypass. At the roundabout take the 2nd exit onto Yarmouth Road. Turn right onto Danesbower Lane and then continue straight onto Lingwood Road. Continue onto Blofield Road and then turn left onto Post Office Road and number 7 will be clearly signposted with a Fine and Country For Sale Board.

## Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - vendor uses BT Halo

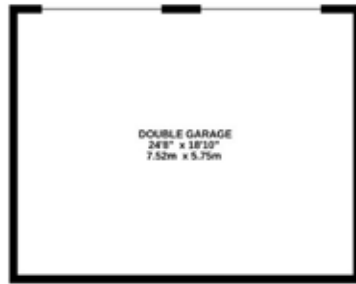
Mobile Phone Reception - varies depending on network provider

Please see [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk) - for Broadband/Mobile availability

Broadland District Council - Council Tax E

Freehold

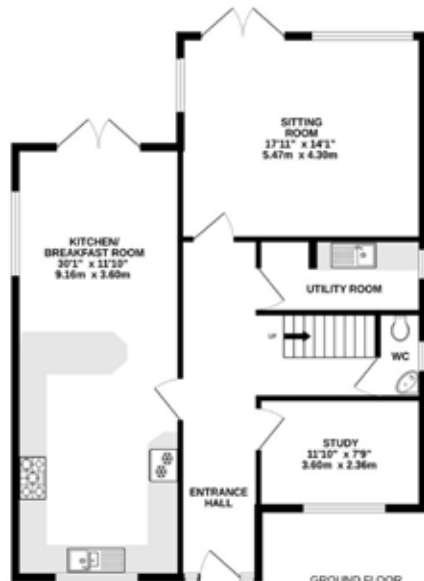




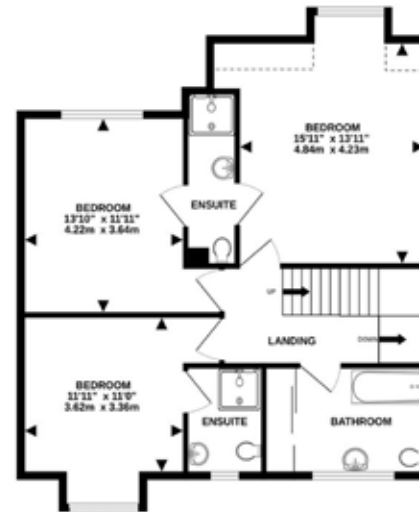
GARAGE GROUND FLOOR  
466 sq.ft. (43.2 sq.m.) approx.



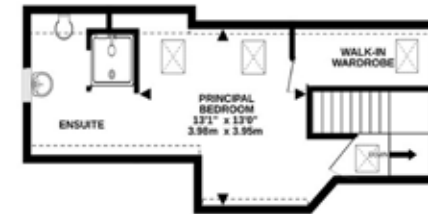
GARAGE FIRST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR  
950 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



2ND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2130 sq.ft. (198 sq.m.) approx.  
TOTAL FLOOR AREA : 2934 sq.ft. (272.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.







# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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