



37 St. Edmunds Road, Lingwood - NR13 4LU

OIEO- £315,000 Freehold

Enjoying a lovely outlook over a park and set within a quiet cul-de-sac, this modern detached home offers spacious and versatile living in the popular village of Lingwood. Designed with comfort and practicality in mind, the property features four bedrooms, including a master with en-suite shower room, a stylish family bathroom, and a convenient downstairs WC. The generous lounge is filled with natural light and opens through French doors to the rear garden, while the separate dining room and well-equipped kitchen add to the home's functionality. Outside, the low-maintenance rear garden is private and enclosed, and a driveway with a garage provides ample off-road parking, making this an ideal family home.

Location

St. Edmunds Road is set within the well-connected village of Lingwood, offering a peaceful residential setting with excellent access to local amenities. The village features a convenience store, primary school, village hall, and a train station providing direct services to Norwich and Great Yarmouth. Nearby countryside and nature reserves, including Strumpshaw Fen, offer scenic walking and wildlife-watching opportunities. With easy access to the A47, Lingwood is ideally positioned for commuting into the city while enjoying the charm of a Norfolk village lifestyle. The surrounding area also benefits from farm shops, garden centres, and welcoming local pubs, adding to its everyday appeal.

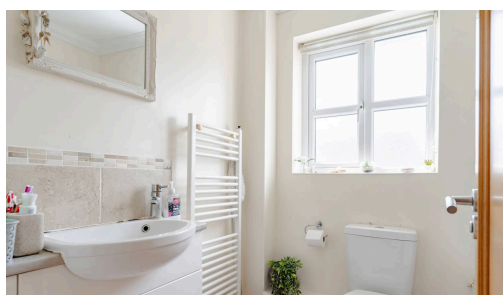


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating System- Gas Central Heating

Council Tax Band- D



Edmunds Road, Lingwood

Enter through the hall and continue into the bright, airy lounge, a spacious and welcoming room filled with natural light from its dual-aspect windows. Finished with soft carpet flooring and stylish pendant lighting, it features two sets of French doors: one opening directly onto the rear garden and another leading into the adjoining dining room.

The dining room is equally generous, filled with natural light and offering a versatile space well-suited to a range of uses. Whether you're hosting family meals, entertaining guests, or setting up a more relaxed second lounge or play area, this room provides the flexibility to adapt to your lifestyle.

From the dining room, step into the modern kitchen, a bright and functional hub of the home. It's fitted with sleek white gloss units that offer plenty of storage, complemented by wood-effect worktops and a stylish tiled splashback. The practical tiled flooring enhances the clean, contemporary feel, while a gas hob, oven, and extractor provide everything needed for everyday cooking. There's also plumbing for a washing machine, and cleverly incorporated within the kitchen is a convenient downstairs WC, offering added practicality without compromising on space.

Upstairs, the first-floor landing leads to four bedrooms. Two are well-sized doubles overlooking the park, including the master bedroom, which benefits from its own en-suite shower room finished with partially tiled walls. The remaining two are comfortable singles, ideal for guest use, children's rooms, or a dedicated home office. Each bedroom is finished with carpet flooring for a cohesive and cosy feel.

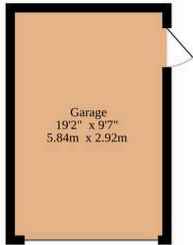
The family bathroom completes the upstairs, featuring neutral decor, a bath, WC, and a basin with fitted storage beneath. The property is fully double-glazed throughout.

Outside, the rear garden offers a private and enclosed space, ideal for relaxing or entertaining. Designed with low maintenance in mind, it features a paved patio area perfect for outdoor seating, a neat lawn for children or pets to enjoy, and well-established planting that adds a touch of greenery and privacy. A gate to the side provides useful access to the front of the property.

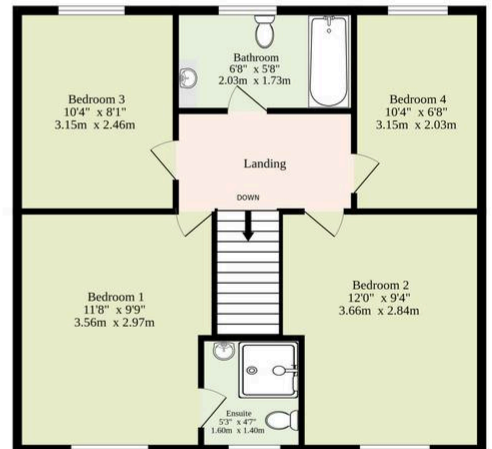
At the front, the home is set back with a driveway providing ample off-road parking and leading to a single garage. The garage offers additional storage space and includes a rear access door into the garden, making it especially practical for everyday use.



Ground Floor
660 sq.ft. (61.3 sq.m.) approx.



1st Floor
491 sq.ft. (45.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1151 sq.ft. (106.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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