



37 St. Edmunds Road, Lingwood

Norwich



Guide Price £300,000
Minors & Brady

37 St. Edmunds Road

Lingwood, Norwich

Guide Price: £300,000 - £325,000. 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.

- Well-presented detached house in a cul-de-sac location
- Move-in ready condition throughout
- Four bedrooms, including a master with en-suite shower room
- Generous lounge and versatile dining room
- Modern fitted kitchen
- Contemporary family bathroom and practical downstairs WC
- Enclosed, low-maintenance rear garden
- Ample off-road parking via driveway and garage
- Great location in the well-connected village of Lingwood
- Guide Price: £300,000 - £325,000



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Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



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Location

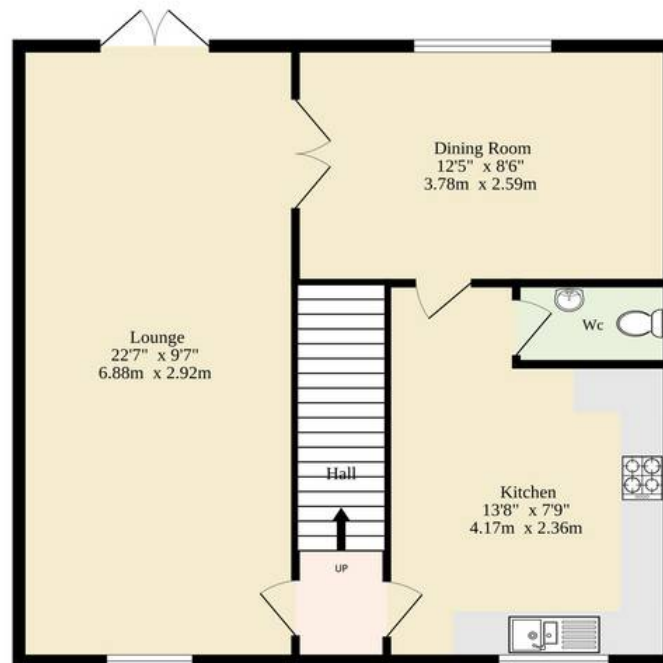
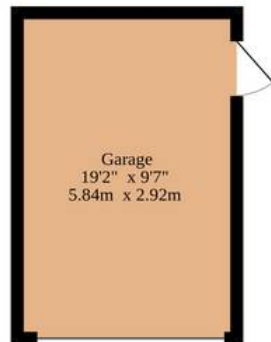
St. Edmunds Road is set within the well-connected village of Lingwood, offering a peaceful residential setting with excellent access to local amenities. The village features a convenience store, primary school, village hall, and a train station providing direct services to Norwich and Great Yarmouth. 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.

Edmunds Road, Lingwood

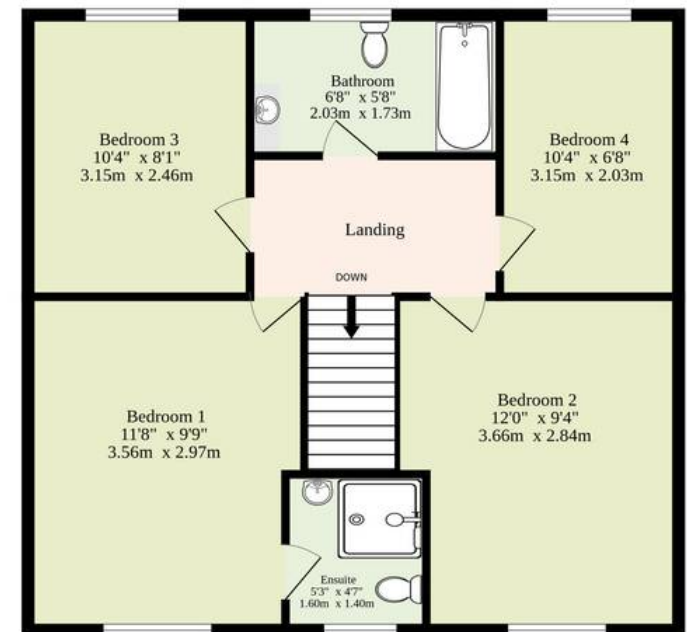
Enter through the hall and continue into the bright, airy lounge, a spacious and welcoming room filled with natural light from its dual-aspect windows. Finished with soft carpet flooring and stylish pendant lighting, it features two sets of French doors: one opening directly onto the rear garden and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



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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Dreaming of this home?

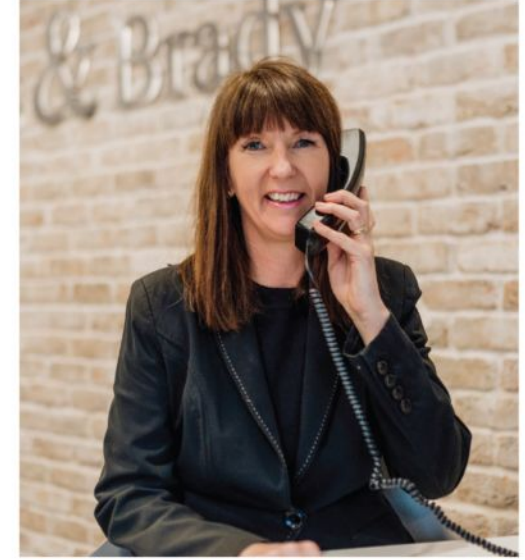
Let's make it a *reality*



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market



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