

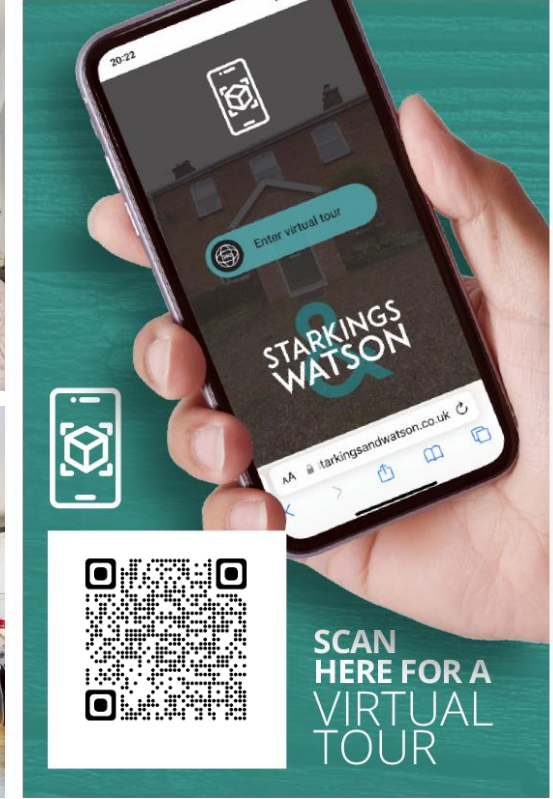
POST OFFICE CLOSE

Lingwood, Norwich NR13 4EW

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336556

FOR SALE PROPERTY



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- Immaculate Extended Semi-Detached Bungalow
- Open Plan Living
- Kitchen with Solid Wood Work Surfaces
- Spacious Family Bathroom with Shower
- Two Bedrooms
- Landscaped Good Sized Gardens
- 2023 Installed Central Heating Boiler
- Ample Parking & Car Port

IN SUMMARY

This IMMACULATE and EXTENDED semi-detached bungalow boasts a LARGE PLOT and GARDEN, whilst internally offering OPEN PLAN LIVING at its best! Dressed to impress and offering a WELL PRESENTED INTERIOR, a 2023 gas fired CENTRAL HEATING BOILER and uPVC DOUBLE GLAZING complete the property. The accommodation comprises a HALL ENTRANCE, two bedrooms, FAMILY BATHROOM with a SHOWER over the bath and tiled splash backs, and the main living space. FORMED in an L-SHAPE and extending to 26' the SITTING/DINING SPACE is complete with wood effect flooring under foot, ample room for soft furnishings and a table, along with an EXTENSIVE RANGE of KITCHEN UNITS. PATIO DOORS Lead to the garden, with a PATIO, LAWN and side CAR PORT.

SETTING THE SCENE

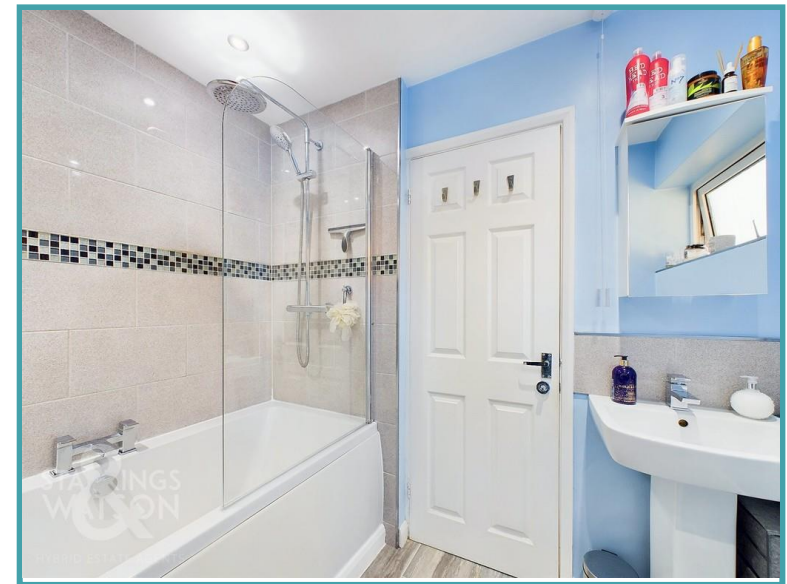
Set back from the road with a low maintenance shingled frontage, there is ample off road parking and access to the car port entrance for covered storage and access. Gated access leads to the rear.

THE GRAND TOUR

Heading inside, wood effect flooring runs under foot with space for coat and shoe storage, and doors leading to all rooms. Starting with the bedrooms, two bedrooms face towards the front with fitted carpet. There is ample space for wardrobes, or potential to create built-in wardrobes. Opposite, the family bathroom is finished in a modern style, with tiled splash backs and a shower over the bath. The twin head thermostatically controlled rainfall shower is enclosed with a glazed shower screen, with a heated towel rail fitted and window to side. Heading into the main living space, wood effect flooring runs through the room, with a feature fire place and sliding patio doors to the rear garden. Formed in an L-shape, there is room for soft furnishings and a dining table, with a further side door leading to the car port. The kitchen offers an extensive range of units, with solid wood work surfaces and contrasting cupboard doors. Cooking appliances are built-in with an inset electric induction hob and built-in electric oven, with room for general white goods. Under cupboard lighting enhances the space, with a stainless steel sink and drainer unit recessed.

THE GREAT OUTDOORS

The rear garden offers a fantastic space, enclosed with timber panelled fencing and laid to lawn. The patio leading from the sitting room is an ideal size for outside entertaining, with a brick built barbecue and further patio at the rear boundary. A timber shed offers storage and gated access leads to the side car port.



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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 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 : ///yesterday.hats.jacuzzi

VIRTUAL TOUR

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

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
679.4 ft²
63.12 m²

