

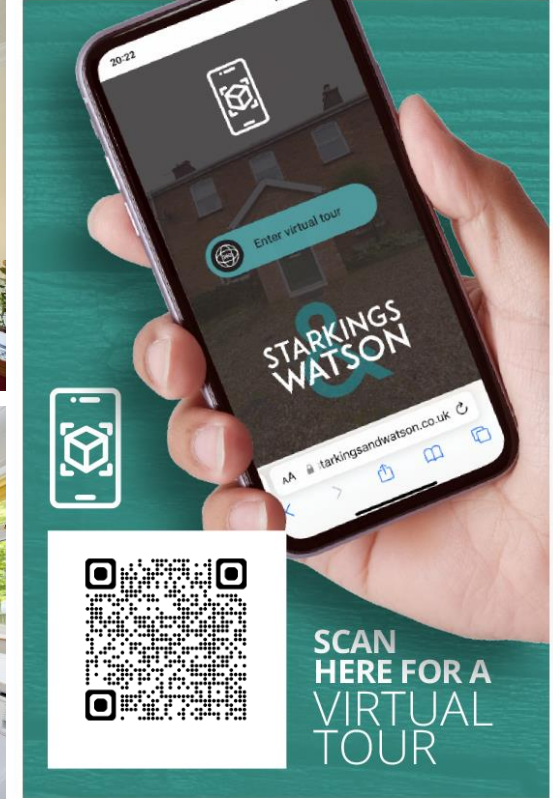
STATION ROAD

Lingwood, Norwich NR13 4AZ

Freehold | Energy Efficiency Rating : TBC

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STARKINGS
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- No Chain!
- Detached Bungalow
- Private Enclosed Gardens
- Garage, Workshop & Ample Parking
- Sitting Room with Picture Window
- Fitted Kitchen & Side Porch
- Three Bedrooms
- Wet Room

IN SUMMARY

NO CHAIN. Set back from the road adjacent to LINGWOOD TRAIN STATION, this detached bungalow enjoys a WELL MANICURED PLOT with a GARAGE and BRICK BUILT WORKSHOP/HOME OFFICE. With PRIVATE GARDENS and a variety of planting, the property offers a flexible layout and extension potential (stp). Internally, the hall entrance leads from the side, with doors to the 18' SITTING ROOM with a picture window to rear, wet room and THREE BEDROOMS. The KITCHEN leads off the sitting room with a useful utility porch. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING with the boiler installed in 2022.

SETTING THE SCENE

With a large lawned frontage including various trees, the shingle driveway sits adjacent, providing double width and tandem parking. The main entrance sits to the left, whilst to the right, access leads to the garage and rear garden.

THE GRAND TOUR

Stepping inside the uPVC double glazed side door, you head into a hall entrance with a loft access hatch above and doors leading off. The sitting room sits to the rear, with a feature open fireplace, high level window to side and picture window overlooking the rear garden. A further door leads off to the kitchen, also enjoying a garden view, with a range of wall and base level units, integrated cooking appliances including a gas hob and electric double oven, along with space for general white goods. The side porch offers a side door to the garden, with space for coats and shoes. Back into the hall, the three bedrooms lead off, two facing to front, and one to side - all with fitted carpet. The wet room is fully tiled and complete with non-slip flooring, whilst storage can be found under the sink and a heated towel rail to one side.

THE GREAT OUTDOORS

Heading down the drive, the garden is open to the side, with timber fenced boundaries surrounding the garden. Finished with a central lawn and a wealth of mature planting, a patio area sweeps across the rear, with a path to the garage, workshop and storage area beyond. The garage is complete with an up and over door to front with power and light, whilst the workshop offers a side door with power and light also.

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



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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 4AZ

What3Words : ///comments.pack.detriment

VIRTUAL TOUR

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

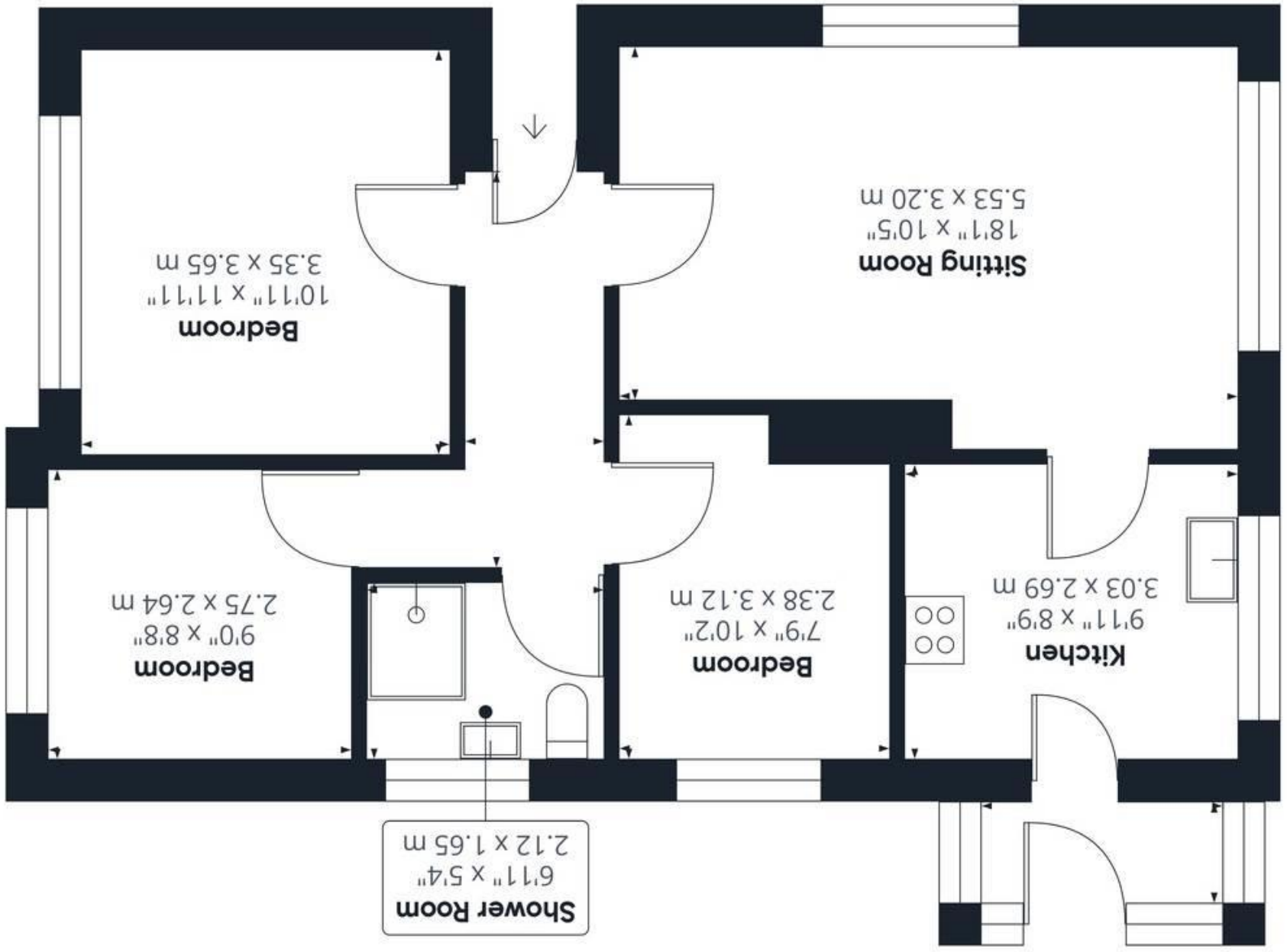
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Price:



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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.

(1) Excluding balconies and terraces

Approximate total area™
 725.65 ft²
 67.42 m²