

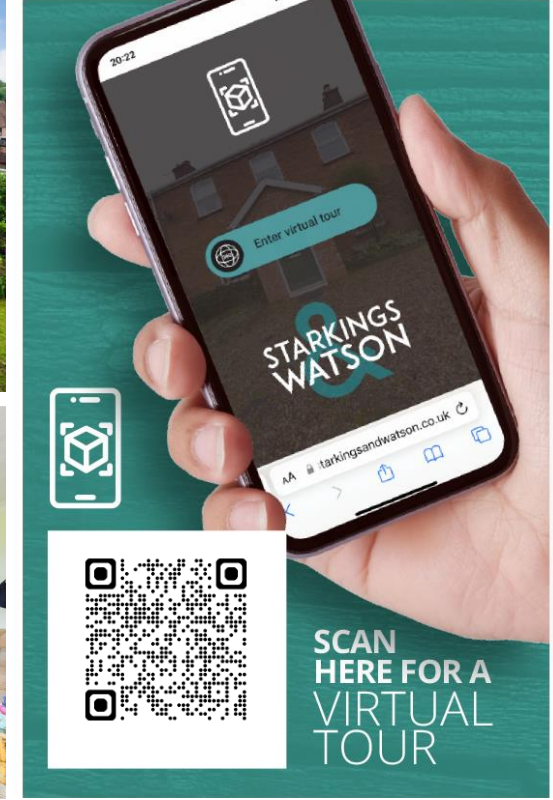
SOUTH BURLINGHAM ROAD

Lingwood, Norwich NR13 4ET

Freehold | Energy Efficiency Rating : E

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

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STARKINGS  
&  
WATSON

- No Chain!
- Panoramic Field Views
- Extended Semi-Detached Home
- Potential to Further Extend (stp)
- Three Reception Rooms & Conservatory
- Kitchen & Utility/Lobby
- Three Bedrooms
- Substantial Plot with Ample Parking

#### IN SUMMARY

NO CHAIN. This 1190 Sq. ft (stms) semi-detached home enjoys a PLOT of around 1/4 acre (stms) on the FRINGES of LINGWOOD, with PANORAMIC FIELD VIEWS to front. With a WEALTH of POTENTIAL, the property has been extended over the years, and includes replacement windows and a 2023 installed oil fired CENTRAL HEATING BOILER. Ready for a new buyer to PERSONALISE and make the home their own, the property offers a hall entrance, 14' BAY FRONTED SITTING ROOM, open plan dining room, sun room, 17' KITCHEN/BREAKFAST ROOM, dining room/snug, shower room and rear BOOT/UTILITY ROOM. Upstairs, THREE BEDROOMS lead off the landing, with a separate W.C and family bathroom. Outside, the GARDENS are found to the side and rear, with areas of grass and seating, backing onto WOODLAND and with a low fence to the adjacent commercial property.

#### SETTING THE SCENE

Set back from the road, a hard standing driveway provides tandem parking, with a shingled frontage and raised lawned area. Overlooking fields to front,

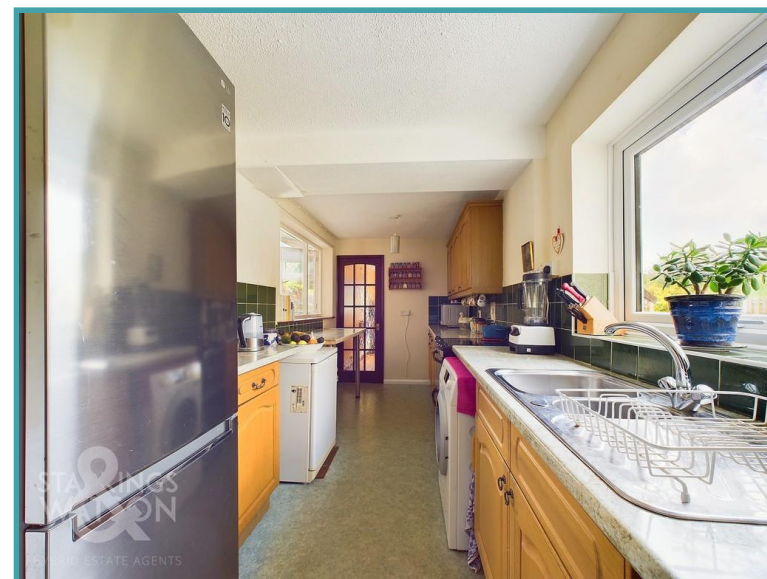
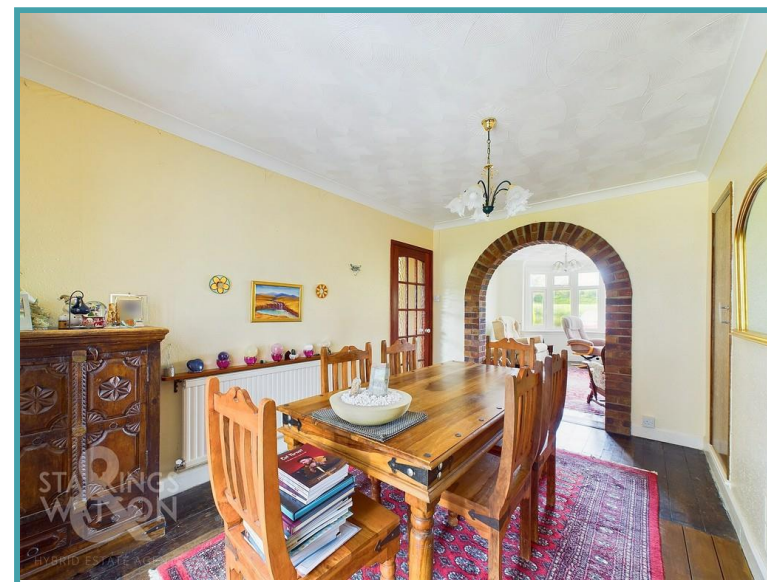
high level hedging can be found to the boundary, with a low level fence to one side, access to the timber storage garage and gated access to the garden.

#### THE GRAND TOUR

Stepping inside, the tiled hall entrance includes the stairs to the first floor and doors to the dining room and kitchen. Wood flooring runs under foot with a built-in cupboard to one side, French doors lead to the sun room, and an opening allows for an open plan sitting room. With a bay window to front, wood flooring continues underfoot, with a feature brick built fireplace. The sun room is carpeted and finished with uPVC double glazing. The galley style kitchen offers units to both sides, space for an electric cooker and general white goods. The snug/dining room adjacent offers views across the garden with a set of sliding patio doors to side. The rear utility/boot rooms offers a further door to rear, tiled flooring and access to the shower room - complete with a three piece suite and tiled splash backs. Upstairs, the landing leads to three bedrooms, two of which are comfortable double bedrooms, and one being a bay fronted room. The W.C and bathroom are separate rooms, with tiled splash backs and potential for a shower to be installed.

#### THE GREAT OUTDOORS

The lawned gardens to side and rear offer various planted beds and seating areas. Enclosed with timber panelled fencing, various trees and hedging can be found, with two timber sheds and summer house. The oil fired central heating boiler and tank are



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**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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external and to the side of the property.

#### 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 4ET

What3Words : ///economics.visa.broke

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property is located next to a commercial premises. Potential viewers should be aware of the diversions in place due to the ongoing A47 dual carriageway works. The works are not close to the property, but there is a long term benefit once the works are completed, allowing for easier access onto the A47.



Approximate total area<sup>m</sup>  
 1191.7 ft<sup>2</sup>  
 110.71 m<sup>2</sup>

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.