

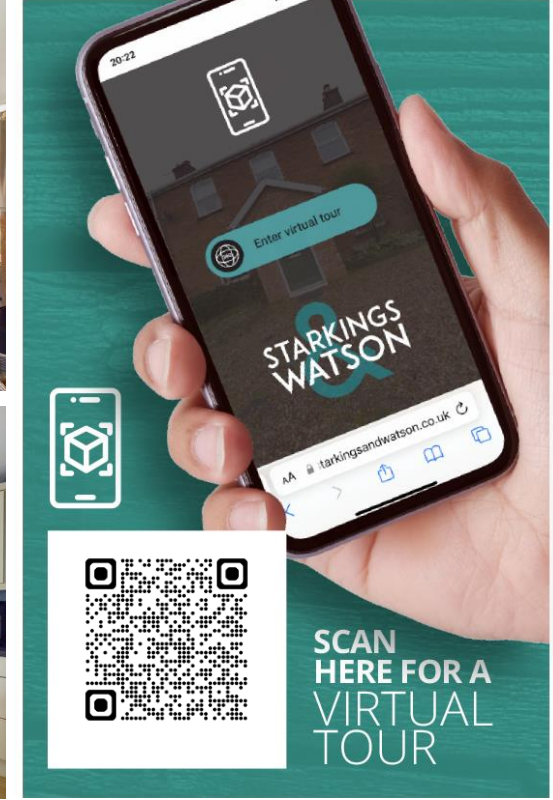
LODGE ROAD

Lingwood, Norwich NR13 4TF

Freehold | Energy Efficiency Rating : C

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FOR SALE
PROPERTY



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- Located on the Fringes of Lingwood
- 0.22 Acre Plot with Rural Views & Setting (stms)
- Large House with Flexible Layout
- Open Plan Kitchen, Dining & Living Space
- Two Formal Reception Rooms
- Up to Five Bedrooms
- Enclosed Private Lawned Garden
- Double Garage & Timber Barn

IN SUMMARY

NO CHAIN. Extending to over 1890 Sq. ft (stms), this SIZEABLE DETACHED FAMILY HOME enjoys a 0.22 ACRE PLOT on the FRINGES of the VILLAGE. With AMPLE PARKING, double garage and useful STORAGE BARN with vehicular access to the side, the property is flexible and boasts OPEN PLAN LIVING. Enjoying RURAL VIEWS, each room is a fantastic size, starting with the hall entrance which offers a WELCOMING MEET and GREET SPACE. Doors lead off, starting with the W.C and STUDY/bedroom which is adjacent. The SITTING ROOM extends to 19' with FRENCH DOORS to the rear, whilst the KITCHEN/DINING and living space is open plan, extending to over 24', with access to the UTILITY ROOM. Upstairs, FOUR BEDROOMS lead off the landing - THREE with BUILT-IN WARDROBES, and two with EN SUITES, the others utilise the family bathroom. Outside the GARDENS wrap around the property, with a LARGE BARN at the rear, and further enclosed gardens to front.

SETTING THE SCENE

Being the last house on the road as you leave the village, adjacent fields can be found to the side, and mature hedging to front which encloses the shingle driveway. Ample parking can be found to front, with access to the double garage, and lawned gardens.

THE GRAND TOUR

Heading inside the tiled entrance hall offers the perfect meet and greet space. With windows to front which flood the room with natural light, stairs rise to the first floor with a storage cupboard below. Starting to your left, the W.C can be found, with a two piece suite and tiled splash backs. The adjacent study can also be used as a fifth bedroom, with fitted carpet and a window to front. The sitting room leads off the hall, with a brick built open fire, fitted carpet, windows to side, and French doors which open up to the rear garden. The kitchen space is open plan with ample room for a dining table and soft furnishings. The kitchen includes a large central island and a range of wall and base level units, complete with space for a Range style electric cooker. Integrated appliances include a fridge, freezer and dishwasher, with wood effect flooring under foot, and French doors to the rear garden. The utility room offers further storage, space for washing machine, door to side and wall mounted gas fired central heating boiler. Upstairs, the galleried landing offers a large built-in cupboard, with doors to the bedrooms. At the rear, a double bedroom with fitted carpet includes a walk-in en suite bathroom with tiled splash backs. The adjacent bedroom is carpeted and includes a built-in



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wardrobe, with use of the family bathroom which is opposite - finished with a four piece suite, tiled splash backs, mixer shower tap and window to front. At the other end of the property, the next double bedroom includes built-in wardrobes, whilst the main bedroom includes two double wardrobes, and an en suite shower room with a double shower and tiled splash backs.

THE GREAT OUTDOORS

Heading outside, the lawned gardens wrap around the front, side and rear, enclosed with hedging and fencing. A patio extends from the property, whilst a timber decked seating area forms part of the timber built barn which offers extensive storage.

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 4TF

What3Words : ///intruding.relegate.turntable

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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Approximate total area^m
 1894.76 ft²
 176.03 m²

(1) Excluding balconies and terraces.

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.