

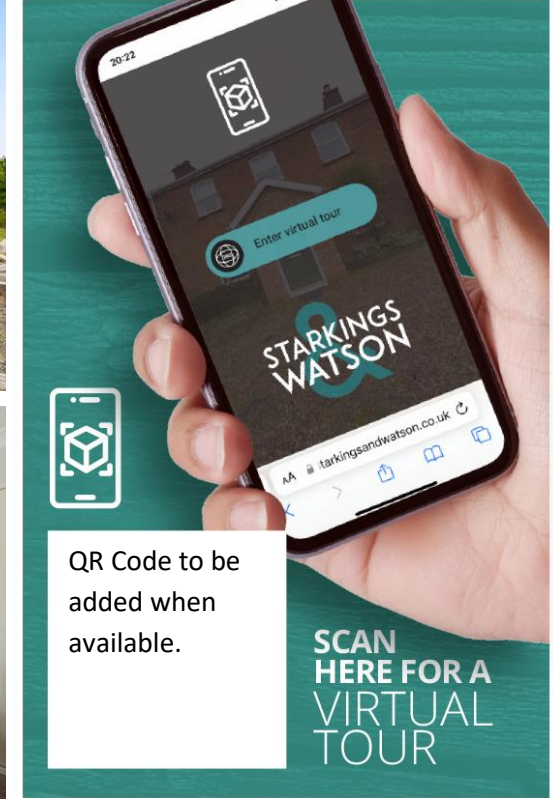
LINGWOOD LANE

North Burlingham, Norwich NR13 4TB

Freehold | Energy Efficiency Rating : TBC

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

FOR SALE
PROPERTY



QR Code to be added when available.

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- Bungalow with Outbuildings
- Approx. 0.83 Acre Plot (stms)
- Potential Development Options (stp)
- Former Agricultural Buildings for Storage
- Sitting Room with Adjacent Conservatory
- Open Plan Kitchen/Dining Room
- Two Double Bedrooms
- Panoramic Field Views

IN SUMMARY

Occupying a 0.83 ACRE PLOT (stms) close to the A47, this modest 1257 Sq. ft (stms) DETACHED BUNGALOW offers a WEALTH of POTENTIAL, with a range of BARNS and OUTBUILDINGS which could offer POTENTIAL as a CLASS Q RESIDENTIAL CONVERSION - subject to planning. With LINGWOOD LANE now a no-through road, the property offers OUTSTANDING VIEWS, and fields to the side where the new A47 dual carriageway is being constructed. The BUILDINGS offer EXCELLENT STORAGE space, both within the buildings, and on the GATED YARD AREA. The bungalow includes a SITTING ROOM and French doors to the CONSERVATORY, with an adjacent OPEN PLAN KITCHEN/DINING ROOM, with TWO BEDROOMS and a shower room. Formal GARDENS wrap around the bungalow with access to the GARAGE. The IN and OUT DRIVEWAY sweeps behind the bungalow, passing the stables and taking you to the YARD area.

SETTING THE SCENE

Fronting Lingwood Lane, an 'in and out' driveway takes you to either side of the bungalow, where parking and access can be found. To the front of the bungalow, field views can be enjoyed, with further fields to one side, where in the distance you can see the construction works for the new A47 dual carriageway works.

THE GRAND TOUR

Heading inside via the rear access, the conservatory/utility room also creates an ideal boot room, with a wealth of storage units and a door into the main hall. Leading to all reception rooms and bedrooms, the hall is finished with a tiled effect flooring, space for coats and a loft access hatch. Starting in the open plan kitchen/dining room, to one side a u-shape arrangement of units offer storage and integrated appliances, including the inset electric ceramic hob and built-in eye level electric double oven. There is ample space for a dining table, whilst windows to front, side and rear ensure excellent natural light. The sitting room is focused on an exposed brick fire place with a cast iron wood burner, and French doors to the conservatory. Windows face the front and side enjoying panoramic field views, with French doors leading outside. Back into the hall, a three piece shower room can be found, with tiled walls, built-in storage, and a heated towel rail. The two bedrooms sit at the end of the hall and include built-in wardrobes.



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THE GREAT OUTDOORS

The gardens wrap around the bungalow, fully enclosed with low level fencing, mainly laid to lawn and including an array of well stocked flower beds. The garage adjoins the property with an electric roller door to front, power and lighting. Across the driveway, four brick built stables can be found, with a further gate leading to a yard area and the large barn buildings. Further grounds can be found to the rear of the barns, and to the side which lead behind the neighbouring property.

OUT & ABOUT

The popular rural village location of North Burlingham offers easy access to Norwich and Great Yarmouth. The village is located close to the large villages of Lingwood and Acle which offer an extensive array of amenities including train stations, shops, post offices, school facilities, public houses and regular bus services. The village is well known for its abundance of countryside walks and rural views.

FIND US

Postcode : NR13 4TB

What3Words : ///walking.mothering.forgotten

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.

(1) Excluding balconies and terraces

Approximate total area™
 5091.67 ft²
 473.03 m²

