

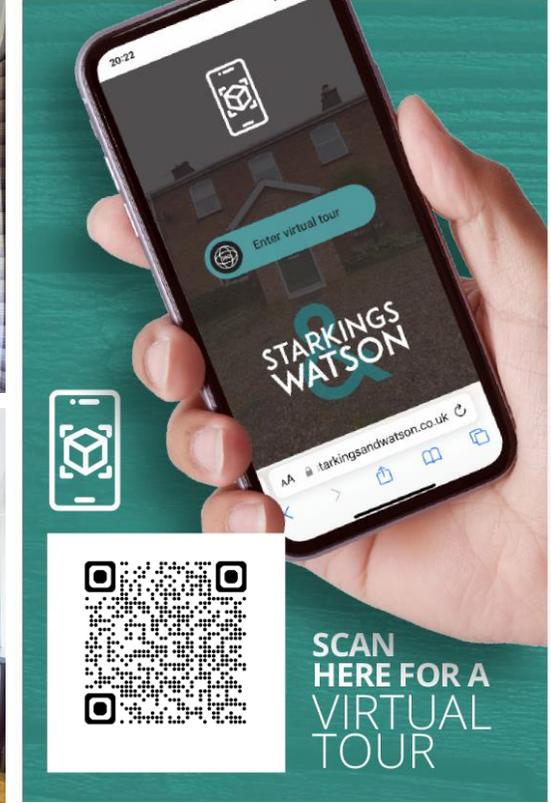
CHRISTINE AVENUE

Lingwood, Norwich NR13 4BJ

Freehold | Energy Efficiency Rating : D

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

FOR SALE  
PROPERTY



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STARKINGS  
&  
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- Modernised Detached Bungalow
- Open Plan Living
- Kitchen with Central Island
- Conservatory with Garden Views
- Three Bedrooms
- Modern Shower Room
- Private Non-Overlooked Gardens
- Ample Parking, Garage & Garden Room/Office

#### IN SUMMARY

This MODERNISED detached bungalow offers OPEN PLAN LIVING and a POPULAR CUL-DE-SAC SETTING. Extending to over 940 Sq. ft (stms), the property is presented in MOVE-IN CONDITION with an ideal layout which separates the LIVING and BEDROOM ACCOMMODATION. Screened from the road, there is ample PARKING and a GARAGE to the side. Inside, the PORCH leads to the 29' LIVING SPACE, with a FITTED KITCHEN area and CENTRAL ISLAND. The CONSERVATORY extends the living space, whilst a useful PANTRY CUPBOARD is built-in. The inner hall leads to all THREE BEDROOMS, along with a MODERN FAMILY BATHROOM which includes a SHOWER. Outside, the GARDENS are PRIVATE and NON-OVERLOOKED, whilst including a HOME OFFICE space in the garden.

#### SETTING THE SCENE

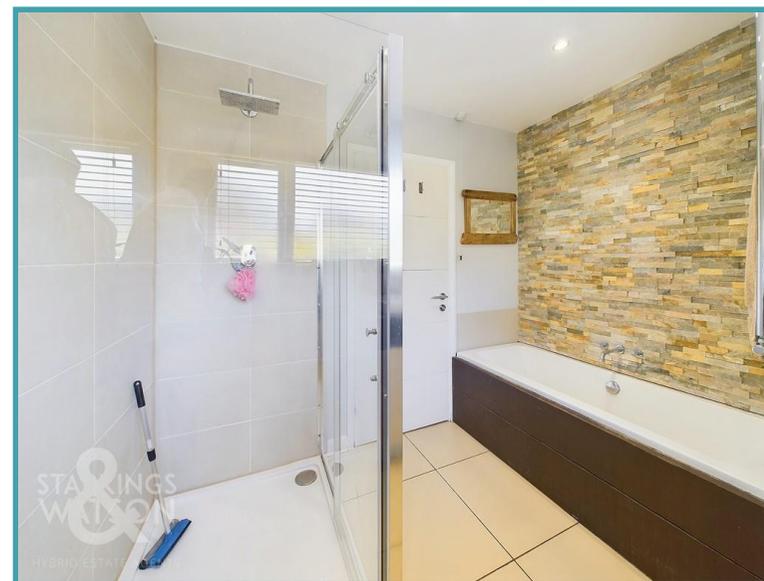
Set back behind mature planting and trees, a shingle driveway offers ample parking, with a lawned frontage and access to the garage and rear garden.

#### THE GRAND TOUR

Heading through the front door, you head into the porch entrance, providing ample space for coats and shoes. The kitchen leads off, complete with a high gloss range of wall and base level units, along with a matching central island. Views can be enjoyed over the front garden, whilst the kitchen offers a functional space including an integrated dishwasher, space for a Range style cooker and general white goods. Wood effect flooring runs under foot, with a useful pantry storage cupboard built-in, door to the inner hall, and open plan aspect to the main sitting room. Bi-folding doors open to the conservatory, extending the living space, with French doors onto the garden. The inner hall is carpeted, with doors leading to three bedrooms, with the main bedroom situated at the rear of the bungalow and including built-in wardrobes. The modernised family bathroom includes a double shower and bath, with feature split faced tiling, under floor heating and storage under the sink.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn with enclosed timber fenced boundaries, and a shingle pathway which leads to two areas of patio, and to the home office/studio - complete with wood effect flooring, and recessed spotlights. The garage offers an up and over door to front.



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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 4BJ

What3Words : ///tramps.verifying.manifests

### 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<sup>m</sup>  
942.33 ft<sup>2</sup>  
87.55 m<sup>2</sup>

