

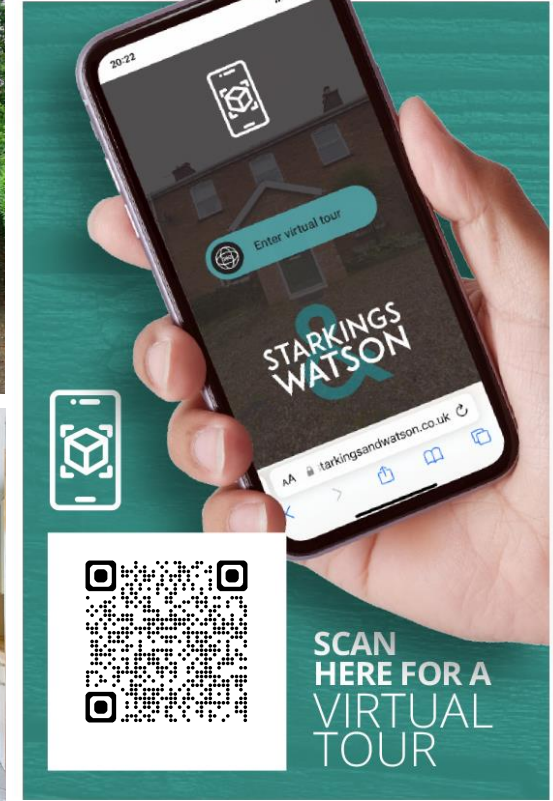
# HOMELEA CRESCENT

## Lingwood, Norwich NR13 4BP

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON



- Tucked Away Setting
- Large Enclosed Garden & Gated Driveway
- Sitting Room with Wood Burner
- Re-fitted Kitchen with Space for a Table
- Garden & Utility Room Extension to Rear
- Three Bedrooms
- W.C & Family Bathroom
- Walking Distance to Shops & Schools

#### IN SUMMARY

TUCKED AWAY with a LARGE ENCLOSED GARDEN, this WELL PRESENTED end-terrace home enjoys an UNRIVALLED POSITION which incorporates both gated and allocated PARKING. Having been WELL MAINTAINED with VARIOUS WORKS completed in recent years, you will find a 2022 installed gas fired CENTRAL HEATING BOILER within, along with uPVC double glazing. The GARDEN was LANDSCAPED, FENCED and PAVED to ensure for easy maintenance, whilst maintaining a bright and sunny aspect, and CAR PORT PARKING to the side. Within, the hall entrance leads to the SITTING ROOM which is focused on the WOOD BURNER, whilst the KITCHEN was re-fitted some FOUR YEARS AGO. The ADDITION of the conservatory has transformed the ground floor living, allowing for a UTILITY SPACE or SEATING, and a STUDY area. Upstairs, THREE BEDROOMS lead off the landing, with a W.C and family bathroom.

#### SETTING THE SCENE

Situated on a pedestrian footpath, an enclosed and gated frontage incorporates a wealth of planting and lawned expanses. Well stocked and planted, gated access leads to the rear garden, which is also accessed via double timber gates in the residents car park. Parking can also be found both within the boundaries of the property and outside the gates within the residents car park.

#### THE GRAND TOUR

The carpeted hall entrance includes various built-in cupboards and stairs to the first floor landing. Centred on the sitting room which leads off, a feature fire place incorporates a cast iron wood burner, whilst wood effect flooring runs under foot for ease of maintenance. Double doors extend the living space into the conservatory which includes a sliding partition door to create a study area and separate utility room. The space could of course be re-purposed to be a large entertaining space if needed. The kitchen is a more recent addition to the property, with an arrangement of wall and base level units along with open shelving. The gas hob and electric oven are integrated, with a stainless steel splash back behind. Space is provided for general white goods, with a full height cupboard offering further storage. Upstairs the three bedrooms lead off the landing and face to the rear. With two large storage cupboards on the landing, doors lead off to the separate W.C and bathroom - where a shower can be found over the bath.



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### THE GREAT OUTDOORS

Enclosed with timber panelled fencing, the garden wraps around to the side and rear, incorporating an off road parking area which is accessed by double timber gated. With a hard standing area sitting under a car port, a further brick weave area offers parking or entertaining space. An artificial lawn is recessed in the middle, with a further patio and timber built shed.

### 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 4BP

What3Words : ///hammocks.ending.sourced

### VIRTUAL TOUR

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

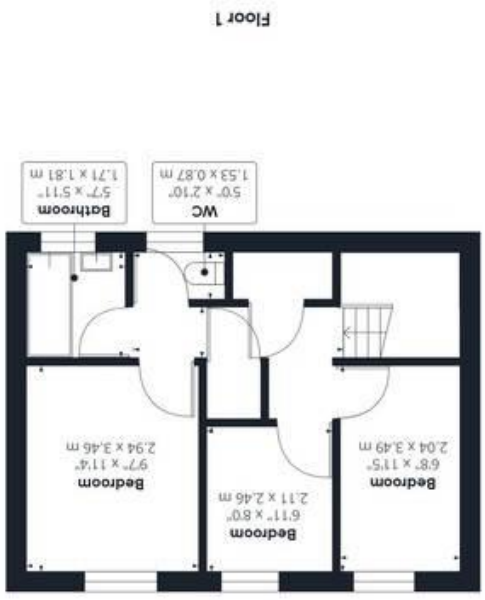
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Price:



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Approximate total area<sup>1)</sup>  
 979.29 ft<sup>2</sup>  
 90.98 m<sup>2</sup>

Reduced headroom  
 1.42 ft<sup>2</sup>  
 0.13 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

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.