

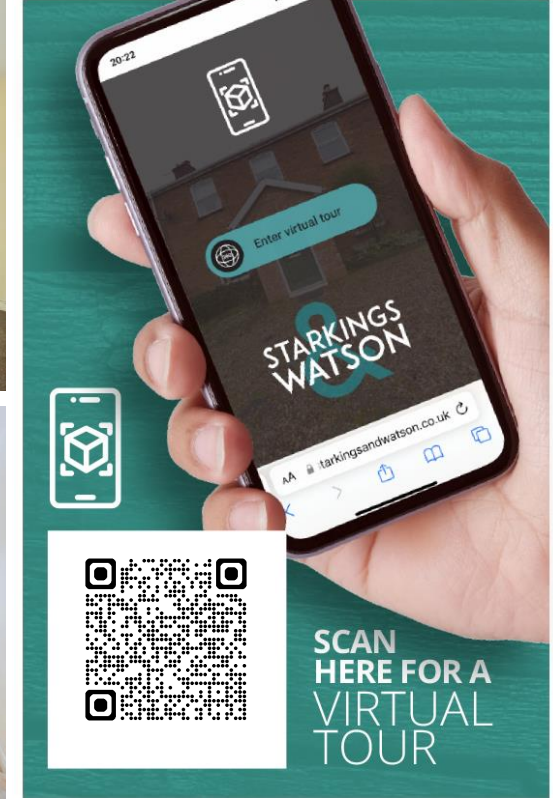
FARM CLOSE

Lingwood, Norwich NR13 4BS

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

- No Chain!
- Semi-Detached Bungalow
- Sitting Room with Garden Views
- Two Bedrooms
- Modern Fitted Kitchen
- Family Bathroom with Shower
- Enclosed Private Rear Garden
- Ample Parking & Garage

IN SUMMARY

NO CHAIN. Occupying a CUL-DE-SAC SETTING, this semi-detached bungalow is READY TO MOVE-IN. With a NEUTRAL DECOR, gas fired CENTRAL HEATING and uPVC DOUBLE GLAZING, the property offers a TRADITIONAL LAYOUT with an EASY TO MAINTAIN EXTERIOR. The HALL ENTRANCE includes storage, with doors to the 17' sitting room, adjacent KITCHEN, rear hall, BATHROOM with SHOWER and TWO BEDROOMS. The exterior includes a LARGE SHINGLED FRONTAGE, garage and PRIVATE non-overlooked rear garden.

SETTING THE SCENE

Set back from the road with a long shingle driveway, the frontage is all laid to shingle, creating a large parking area, along with access to the garage. Access leads to the side of the bungalow where the rear garden can be found.

THE GRAND TOUR

The uPVC double glazed entrance door takes you into the hall entrance, with a built-in cupboard and loft

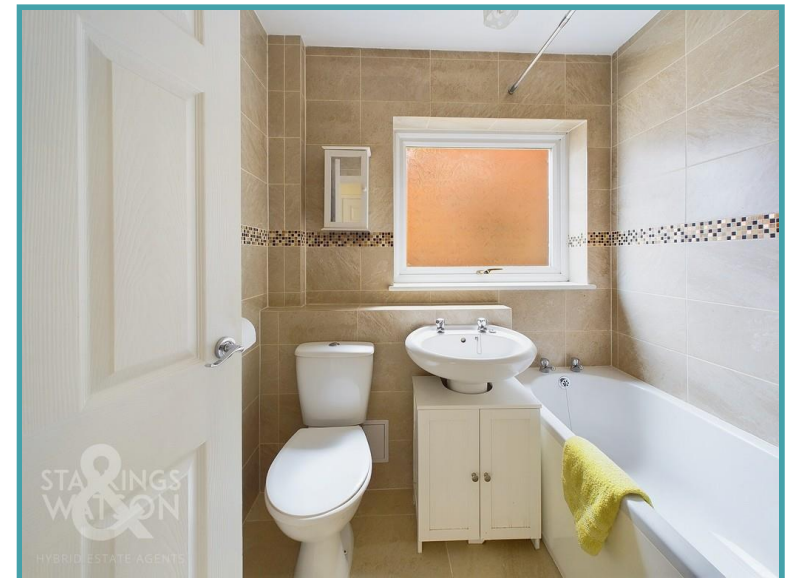
access hatch. Fitted carpet runs underfoot, with doors leading off, starting with the two bedrooms which are found to the front. Both bedrooms are carpeted, with the larger including a built-in wardrobe. The family bathroom is fitted with a three piece white suite, including a shower over the bath, tiled walls and flooring. Overlooking the rear garden, the sitting room is carpeted and focused on a feature exposed brick fireplace. Lastly, the kitchen completes the property, with a range of wall and base level units, inset electric ceramic hob, built-in electric cooker, space for white goods and a door to the rear lobby/hall.

THE GREAT OUTDOORS

The rear garden is fully enclosed and laid to grass, with timber fenced boundaries and an area of patio. Hedging to the rear creates a green outlook, with access leading to the garage via a rear door and up and over door to front.

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.



To arrange an accompanied viewing please call our Brundall Office on **01603 336556**



FIND US

Postcode : NR13 4BS

What3Words : ///cleansed.palettes.irritable

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:



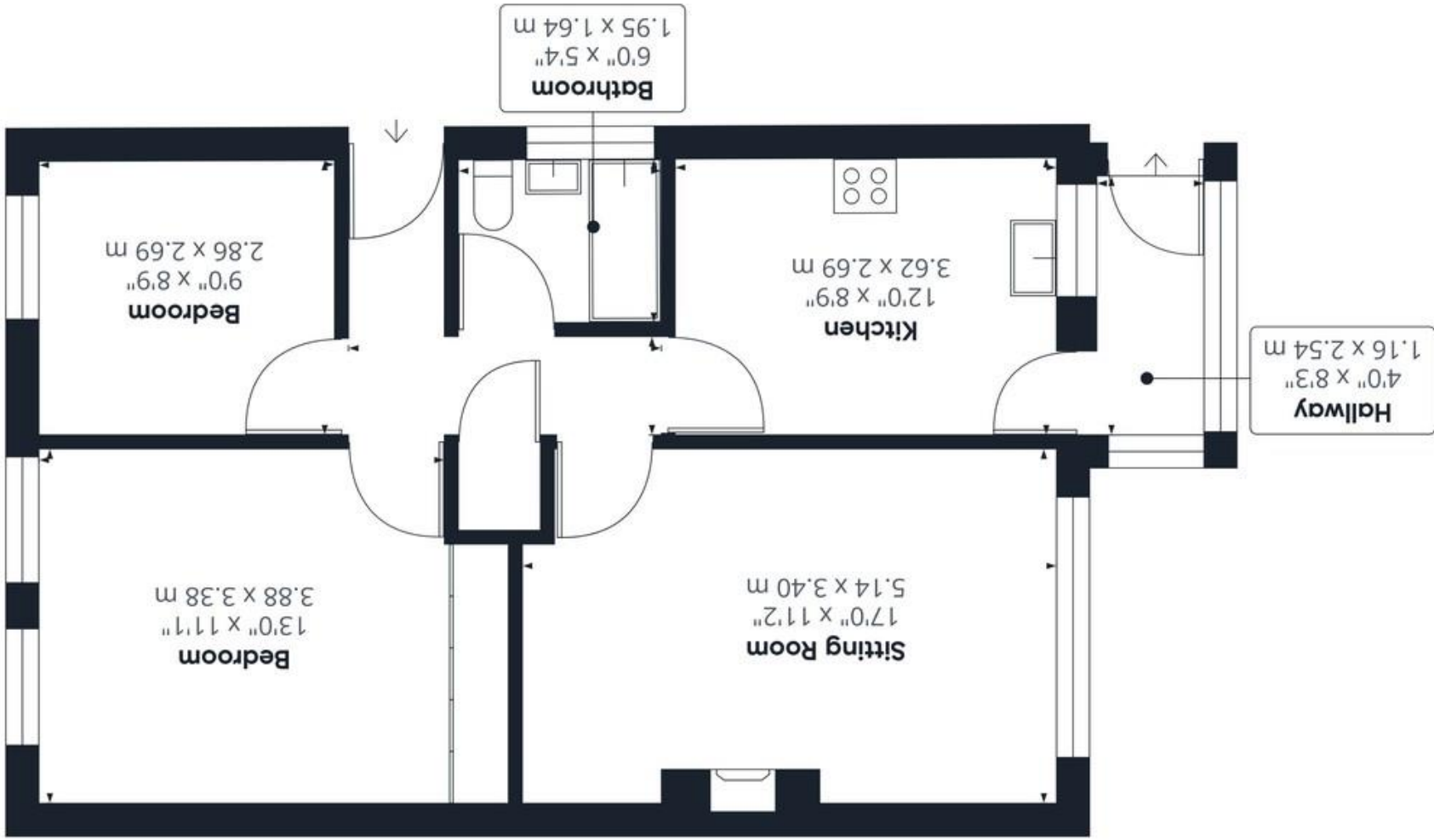
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GIRAFFE 360

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 area¹
660.15 ft²
61.33 m²