



Norwich Road, Lingwood - NR13 4BH



Norwich Road

Lingwood, Norwich

This SUBSTANTIAL detached family home enjoys over 2130 Sq. ft (stms) of accommodation, whilst occupying a 0.40 Acre SOUTH FACING PLOT (stms). With EXTENSION and ANNEXE POTENTIAL, the layout is HIGHLY VERSATILE and includes WELL PROPORTIONED ROOMS - many enjoying GARDEN or FIELD VIEWS, and a LIGHT and BRIGHT ASPECT. Set back from the road with AMPLE PARKING, the 19' DOUBLE GARAGE offers EXCELLENT STORAGE, or ANNEXE POTENTIAL. The internal accommodation leads from a hall entrance, with a STUDY, 21' SITTING ROOM complete with a WOOD BURNER, conservatory with electric radiator and ground floor bathroom. The KITCHEN and DINING ROOM are OPEN PLAN, with a LARGE PICTURE WINDOW to front and DUAL ASPECT to rear. The UTILITY ROOM leads off, along with a GROUND FLOOR BEDROOM. Upstairs, THREE BEDROOMS lead off the landing, including the main bedroom and EN SUITE. To the outside, the GARDENS are mainly laid to lawn, with a PRODUCTIVE WORKING GARDEN and FIELD VIEWS. Solar Panels have produced a FEED IN TARRIF in the region of £900 PA.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Stunning Field Views to Rear
- Detached Family Home
- Over 2130 Sq. ft (stms)
- Extension & Annexe Potential (stp)
- 21' Sitting Room with Wood Burner
- Solar Panels with Feed in Tarrif
- 0.40 Acre South Facing Plot (stms)
- Four/Five Bedrooms

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.

SETTING THE SCENE

Approached via a walled frontage, brick pillars open up to a sweeping shingle driveway providing off road parking and turning space, with access to the main property and integral double garage. Gated access leads to the side of the property, with a range of mature planting and shrubbery to both side boundaries.



THE GRAND TOUR

Heading inside, the hall entrance is finished with tiled flooring with ample space for coats and shoes, and double doors take you to the main entrance hall. A useful internal door leads to the integral double garage which also offers potential for conversion and the creation of an annexe. The main hall entrance includes the stairs which rise to the first floor landing, with doors leading off to the main living space and kitchen. Immediately to your right is a family room or study with a large window facing to side, gas fire and fitted carpet underfoot - which would link seamlessly into the potential garage conversion. The main sitting room sits adjacent with a feature fireplace and inset cast iron wood burner, with a window to side and double doors extending the living space into the adjacent conservatory which is flooded with natural light via windows and doors to three aspects, sitting under a vaulted ceiling above. This light and bright room is the ideal space to entertain in the summer months with the patio sweeping straight from the French doors. At the end of the hall entrance a ground floor bathroom offers a white three piece suite with a range of built-in storage and a shower over the bath, along with tiled walls and a heated towel rail. The kitchen and dining room sit open plan to one another with a range of wall and base level units and solid wood work surfaces running around each side of the room. Space is provided for an electric or gas cooker, the dishwasher is integrated along with a fridge, and tiled splash-backs complete the room. Wood flooring runs through the entire room with a front facing window, with ample room for a dining table and soft furnishings. Leading off the kitchen is a side lobby with a further door to the rear garden and access to the adjacent utility room, providing space for general white goods, wall mounted gas fired central heating boiler and further built-in storage cupboards. Completing the ground floor is a front facing double bedroom which is versatile in its use as either a further study or snug room, with a front facing window and range of built-in storage cupboards.

Heading upstairs, the landing leads to three spacious bedrooms including the main double bedroom which offers an extensive range of built-in bedroom furniture and stunning panoramic field views over the rear garden. A door leads off to a modernised en-suite shower room with a white three piece suite completed with fully tiled walls and a heated towel rail. The two further bedrooms include wood effect flooring and uPVC double glazing.

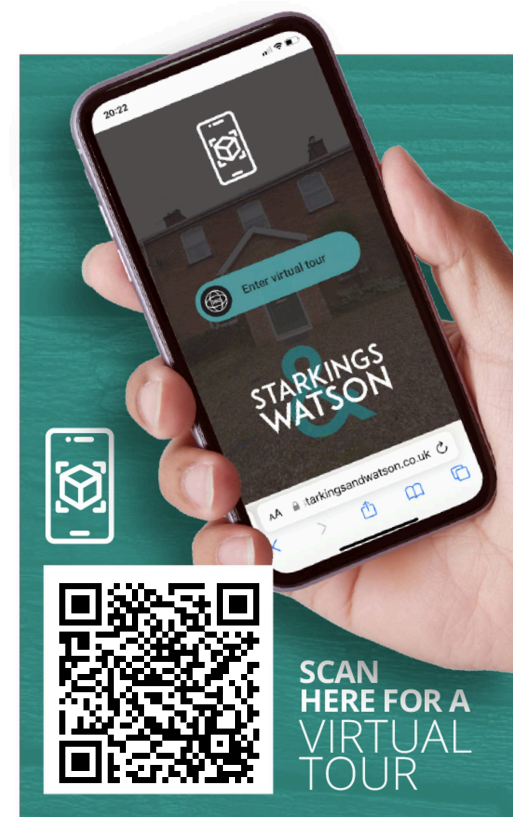
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VIRTUAL TOUR

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



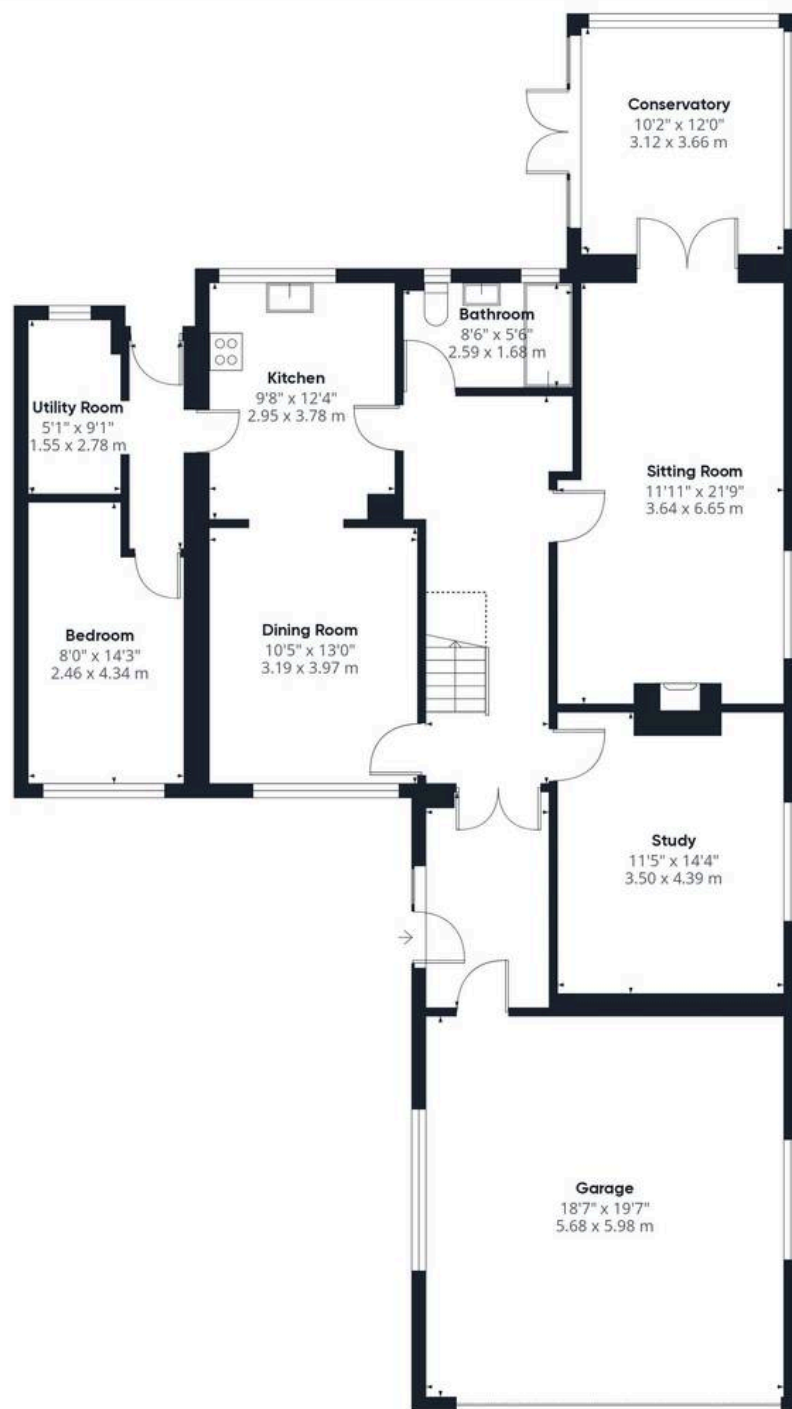




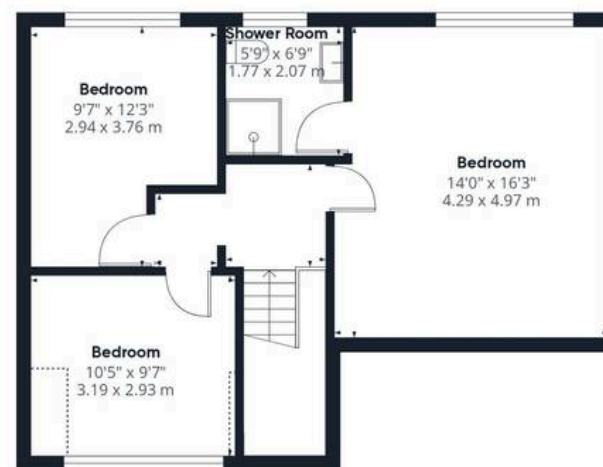
THE GREAT OUTDOORS

Predominantly laid to lawn, a sweeping patio area leads from the conservatory French doors whilst being fully enclosed with a range of timber panel fencing, hedging and post and rail fencing to enhance the view over the adjacent field. Various trees, plants and shrubbery can be found throughout the garden, along with a large timber built storage shed and greenhouse, with an adjacent vegetable plot and productive garden including pear, apple and plum trees beyond. The integral double garage offers an electric roller door to front, mechanics pit, twin uPVC double glazed windows, power and lighting.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2131.24 ft²

198 m²

Reduced headroom

26.18 ft²

2.43 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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