



Clarkson Road, Lingwood - NR13 4BA



Clarkson Road

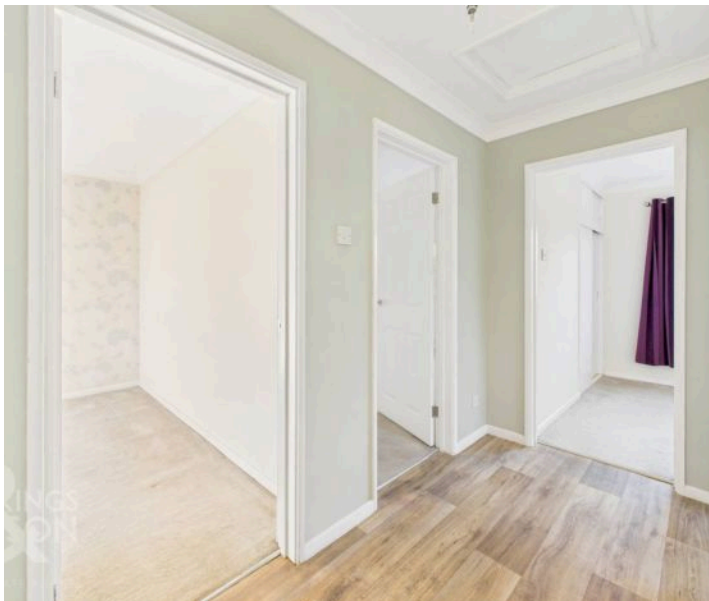
Lingwood, Norwich

TUCKED AWAY in the corner of a cul-de-sac, this MODERNISED and UPDATED semi-detached BUNGALOW is the perfect hide away! With close to 650 Sq ft (stms) of accommodation, parking to front including an ELECTRIC CAR CHARGER, a GARAGE and GENEROUS LAWNED GARDENS, there is a lot to be impressed by! A soft neutral décor has been completed internally, with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING to all main rooms. The PORCH ENTRANCE is larger than average, and leads to the sitting room with a front facing window. The inner hall leads to the KITCHEN with RE-FITTED CUPBOARDS and a range of appliances, including the inset electric ceramic hob and built-in electric oven. TWO BEDROOMS lead off the hall, both with WARDROBES, along with the SHOWER ROOM which includes a twin head RAINFALL SHOWER.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Cul-De-Sac Setting
- Semi-Detached Bungalow
- Recently Updated & Modernised
- Porch Entrance
- Sitting/Dining Room
- Kitchen with Appliances
- Two Bedrooms
- Gardens, Driveway & Garage

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

From the road its hard to imagine what may lie within. Tucked away with only a window and door to front, what lies inside is a fully modernised interior. Parking can be found in front of the garage, with a path to the main door and gate to the side walkway and gardens.



THE GRAND TOUR

Walking through the uPVC double glazed door, the carpeted porch entrance leads straight into the 16' sitting/dining room with a window to front and re-fitted radiator. With a feature decorated wall, this bright and inviting room offers plenty of space for a dining table and sofa. The next door leads into an inner hall, with a built-in airing cupboard. Doors lead off to the re-fitted kitchen with integrated cooking appliances and a range of general appliances, all mixed in with an array of storage cupboards and drawers. A useful side door leads to the gardens. Two bedrooms lead off the hall, with built-in storage, and rear facing windows to overlook the garden. The shower room is fully tiled and edged in chrome surrounds, with storage under the sink and a twin head thermostatically controlled rainfall shower.

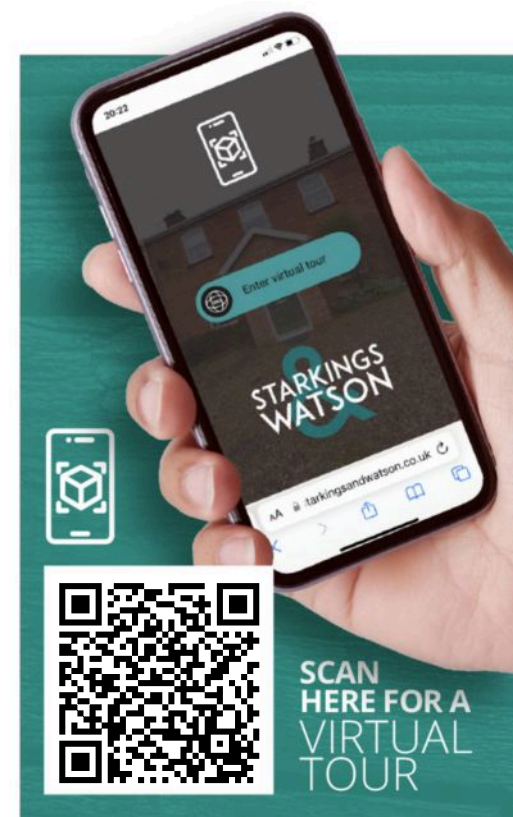
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VIRTUAL TOUR

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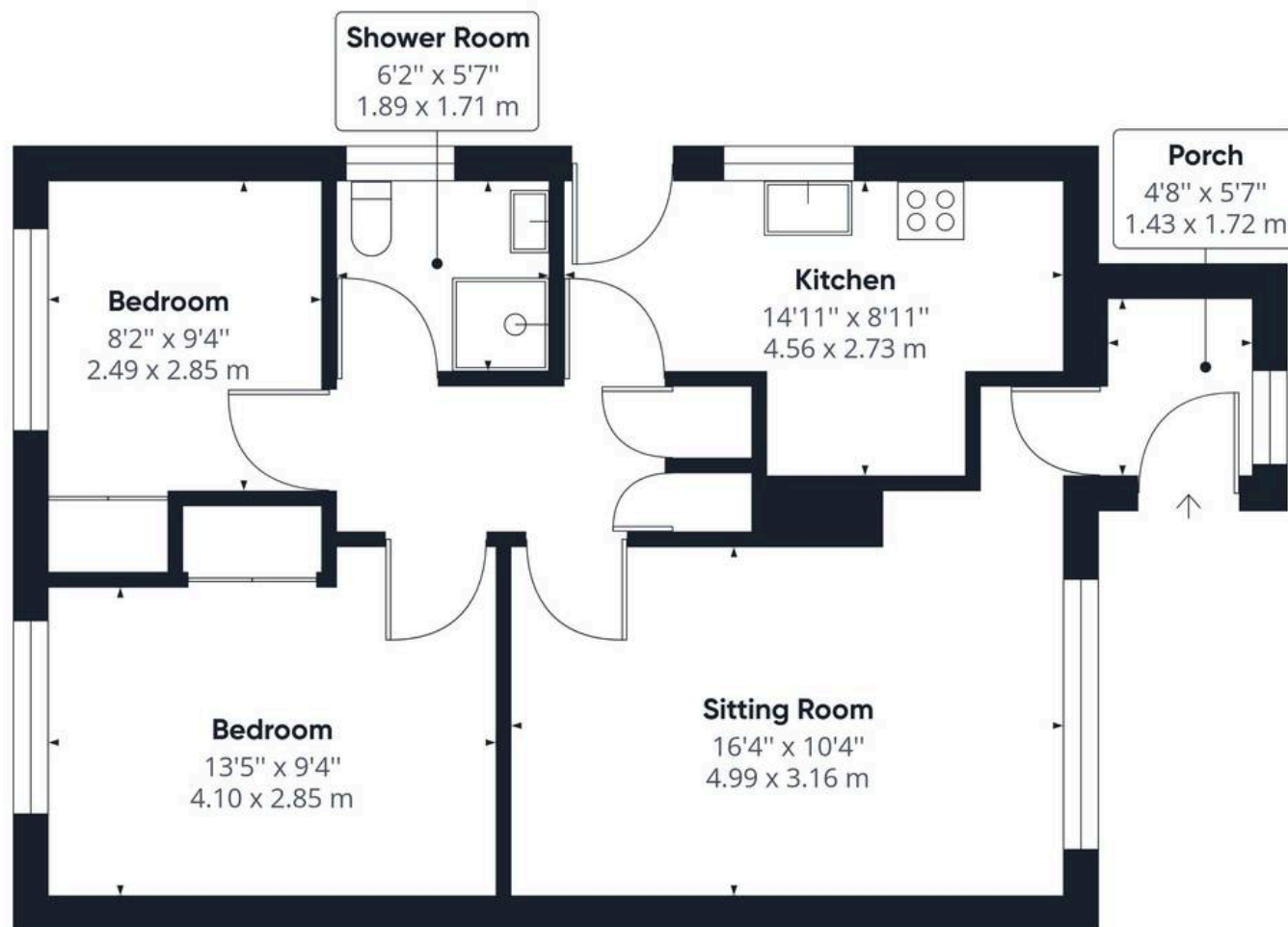




THE GREAT OUTDOORS

The kitchen door leads to an attractive walkway with a raised bed of brick construction leading to the main rear garden, and courtyard entrance with gated access to front and access to the garage. An electric car charger is concealed behind the fence, whilst the garage offers an up and over door to front, storage above, power and lighting. The main garden is laid to lawn, with planted beds, areas of shingle and hard standing providing the perfect space for outside entertaining.





Approximate total area⁽¹⁾

646.28 ft²

60.04 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



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