



Homelea Crescent, Lingwood - NR13 4BP



Homelea Crescent

Lingwood, Norwich

NO CHAIN. Tucked away in the CORNER of this development, this SEMI-DETACHED BUNGALOW enjoys a LARGE GARDEN with a SPACIOUS INTERIOR. The PORCH ENTRANCE includes useful storage, with an EXTERNAL UTILITY ROOM housing the central heating boiler. Once inside, the 22' SITTING ROOM is a fantastic size, with a FEATURE FIRE PLACE and FRENCH DOORS to the garden. The KITCHEN/BREAKFAST ROOM leads of, with an UPDATED FINISH and garden views. The INNER HALL leads to TWO DOUBLE BEDROOMS, with a MODERNISED SHOWER ROOM. To the outside, on road parking can be found opposite, whilst the GARDENS enjoy a WELL STOCKED finish, with a LIGHT and BRIGHT feel.

Council Tax band: B

Tenure: Freehold

- No Chain!
- Large Private Gardens tucked to Rear
- 22' Dual Aspect Sitting/Dining Room
- 13' Kitchen/Breakfast Room
- Two Double Bedrooms
- Shower Room
- Oil Fired Central Heating & uPVC Double Glazing
- On Road Parking

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

Tucked away in the corner and accessed via a pedestrian footpath, a large lawned frontage can be found where the previous owner used the front hard standing for parking. Whilst there is no formal dropped kerb, the front garden is sold as a lawned expanse with a range of mature planting, with access to an exterior boiler room and main entrance door.



THE GRAND TOUR

The porch entrance offers useful storage with fitted carpet underfoot and a door taking you to the dual aspect sitting/dining room, with a front facing window and French doors to the rear garden. Fitted carpet runs through the space with a feature exposed brick fireplace to one side creating a focal point to the room. A door leads off to the inner hallway where the bedroom accommodation can be found, with a sliding door taking you to the kitchen/breakfast room with a modernised L-shaped arrangement of wall and base level units. Integrated cooking appliances include an inset electric ceramic hob and built-in electric double oven, with tiled splash-backs and tiled effect flooring underfoot, with space for general white goods including a fridge freezer and washing machine. A window and door leads the rear garden, with a fold away breakfast table to one side. The inner hallway is finished with fitted carpet and a large walk-in storage cupboard, with doors leading to the main bedroom which includes a front facing uPVC double glazed window and built-in storage cupboard, along with a smaller double bedroom which enjoys garden views and fitted carpet underfoot. Completing the property is the re-fitted shower room with a white three piece suite including a walk-in shower with Aqualisa power shower and aqua board splashbacks, with useful storage under the hand wash basin and a heated towel rail. The adjoining boiler room includes a floor standing oil fired central heating boiler with a door to front and rear.

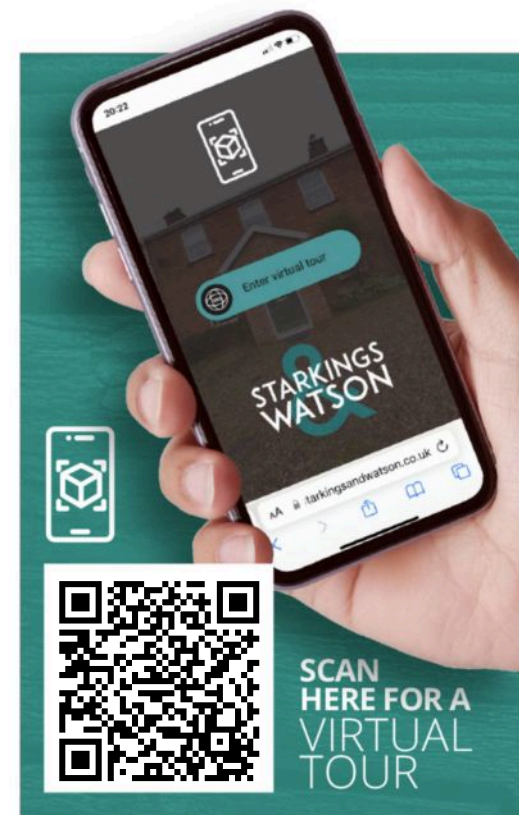
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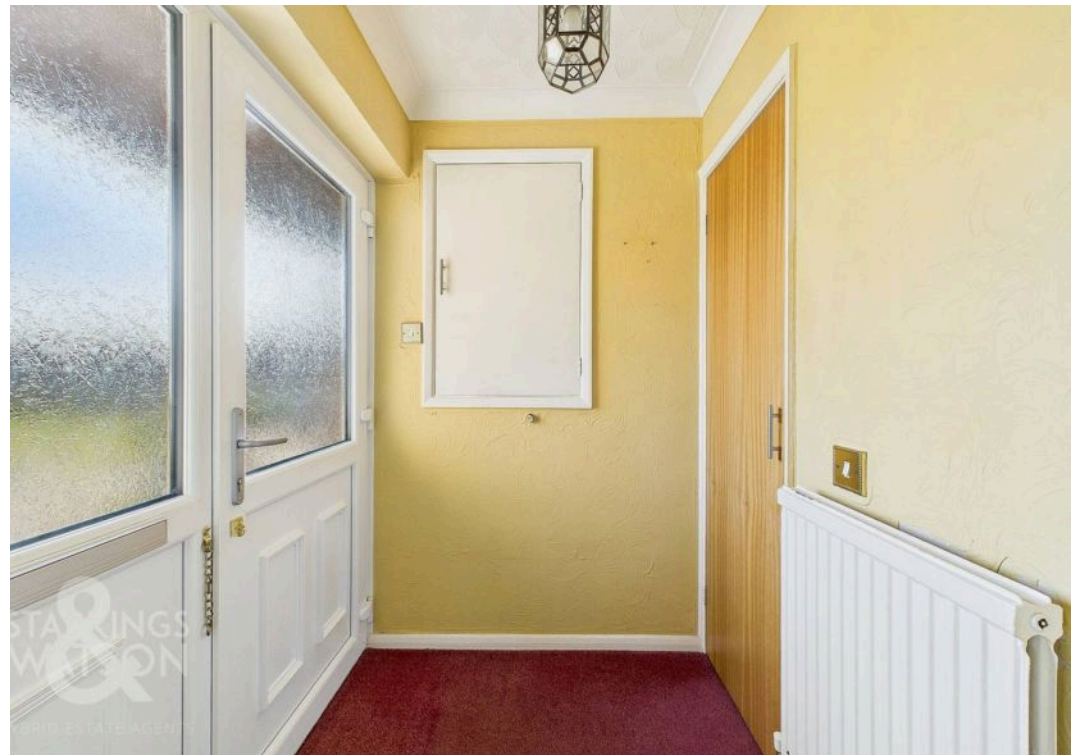
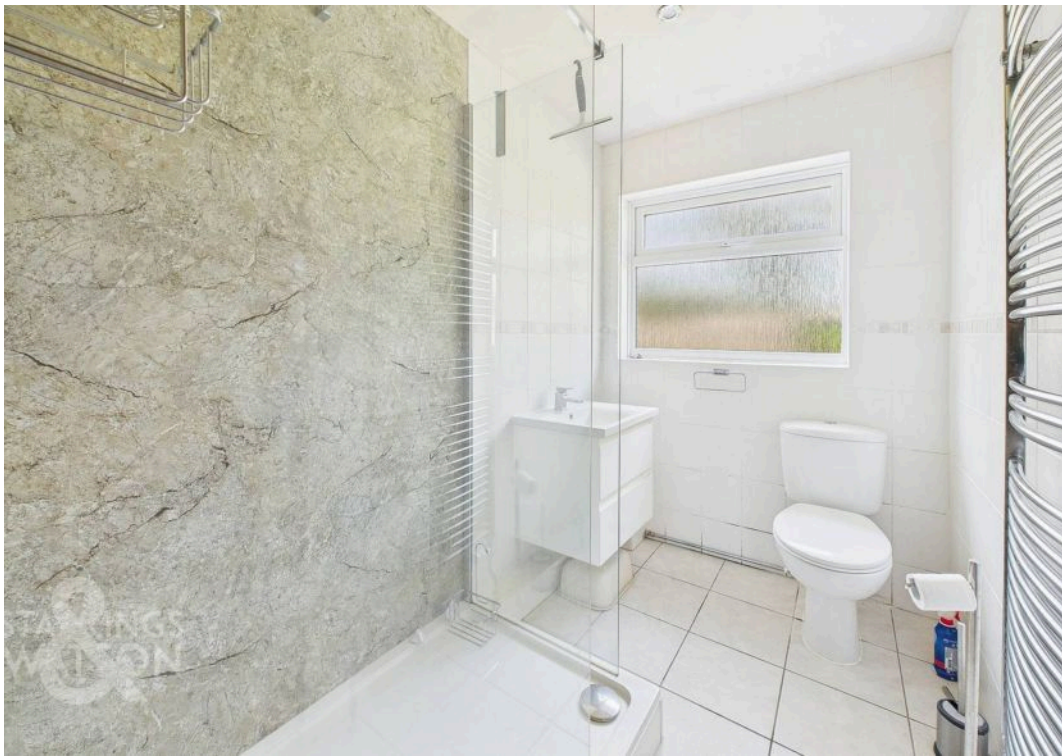
Postcode : NR13 4BP

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VIRTUAL TOUR

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



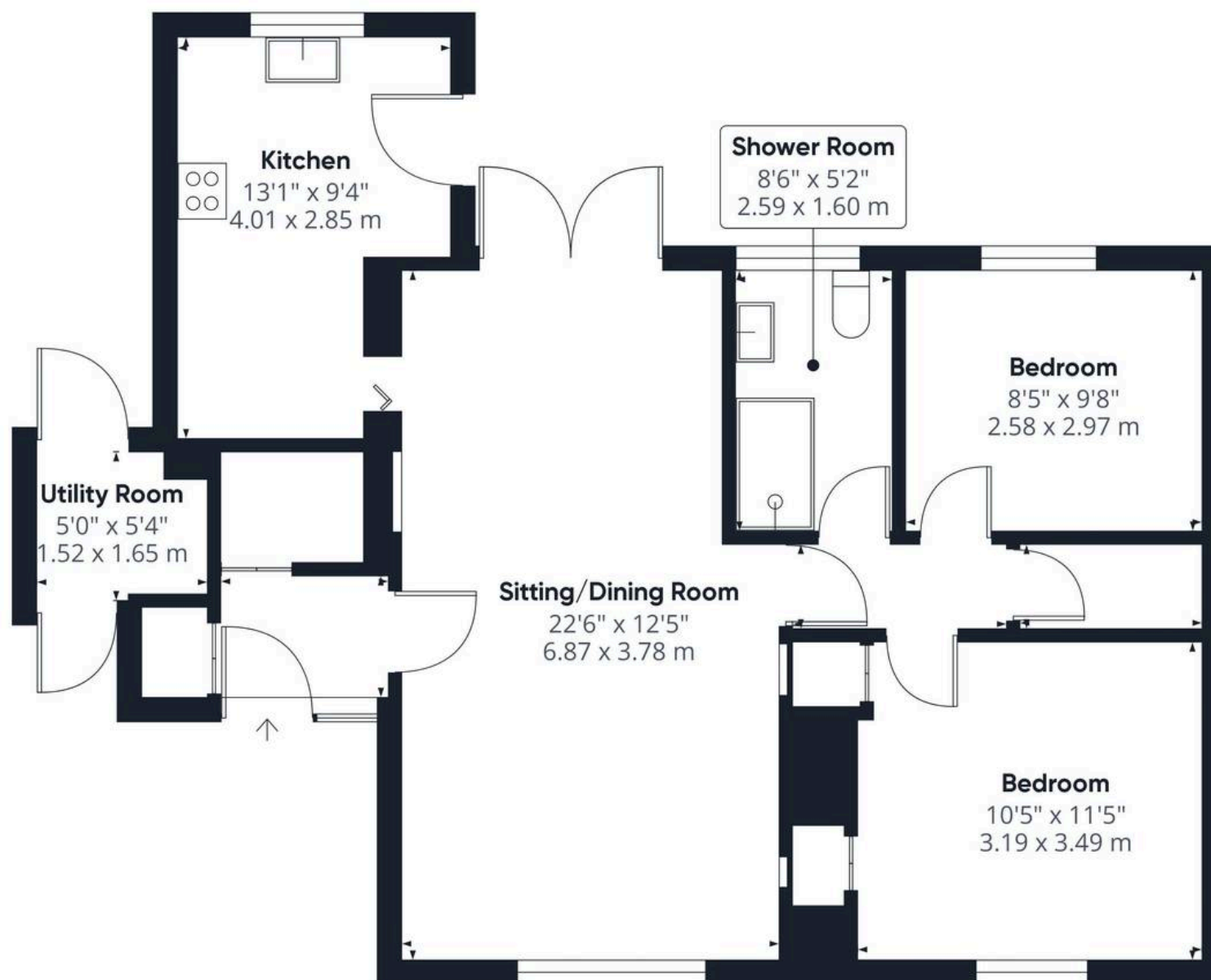




THE GREAT OUTDOORS

Fully enclosed with timber panel fencing and mature hedging, the garden offers a sizeable lawned expanse with a range of mature planting and shrubbery. A feature flower bed sits to the centre and patio area from the sitting room French doors, with two timber built sheds for storage, and the oil tank located to the far corner.





Approximate total area⁽¹⁾

747.89 ft²

69.48 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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