



St. Andrews Road, Lingwood - NR13 4LY



## St. Andrews Road

Lingwood, Norwich

NO CHAIN. Welcome to your new abode, a fantastic THREE BEDROOM PROPERTY that comes with the added bonus of TANDEM PARKING and an EN BLOC GARAGE. Step inside to discover the CONTEMPORARY OPEN PLAN LIVING SPACE, with a spacious 13' SITTING ROOM, flowing seamlessly into a stunning 15' KITCHEN/DINING ROOM, creating the heart of the home, with EXTENSIVE STORAGE and FRENCH DOORS to the garden. The property boasts THREE BEDROOMS, ideal for a growing family or those in need of a home office, along with a FAMILY BATHROOM complete with a handy SHOWER. Outside, the enclosed GARDENS provide a peaceful retreat with a mix of patio and lawn areas, perfect for enjoying alfresco dining or your morning coffee. Having been RECENTLY RE-DECORATED, modern floor coverings can be found throughout, along with a replacement electric FUSE BOX.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

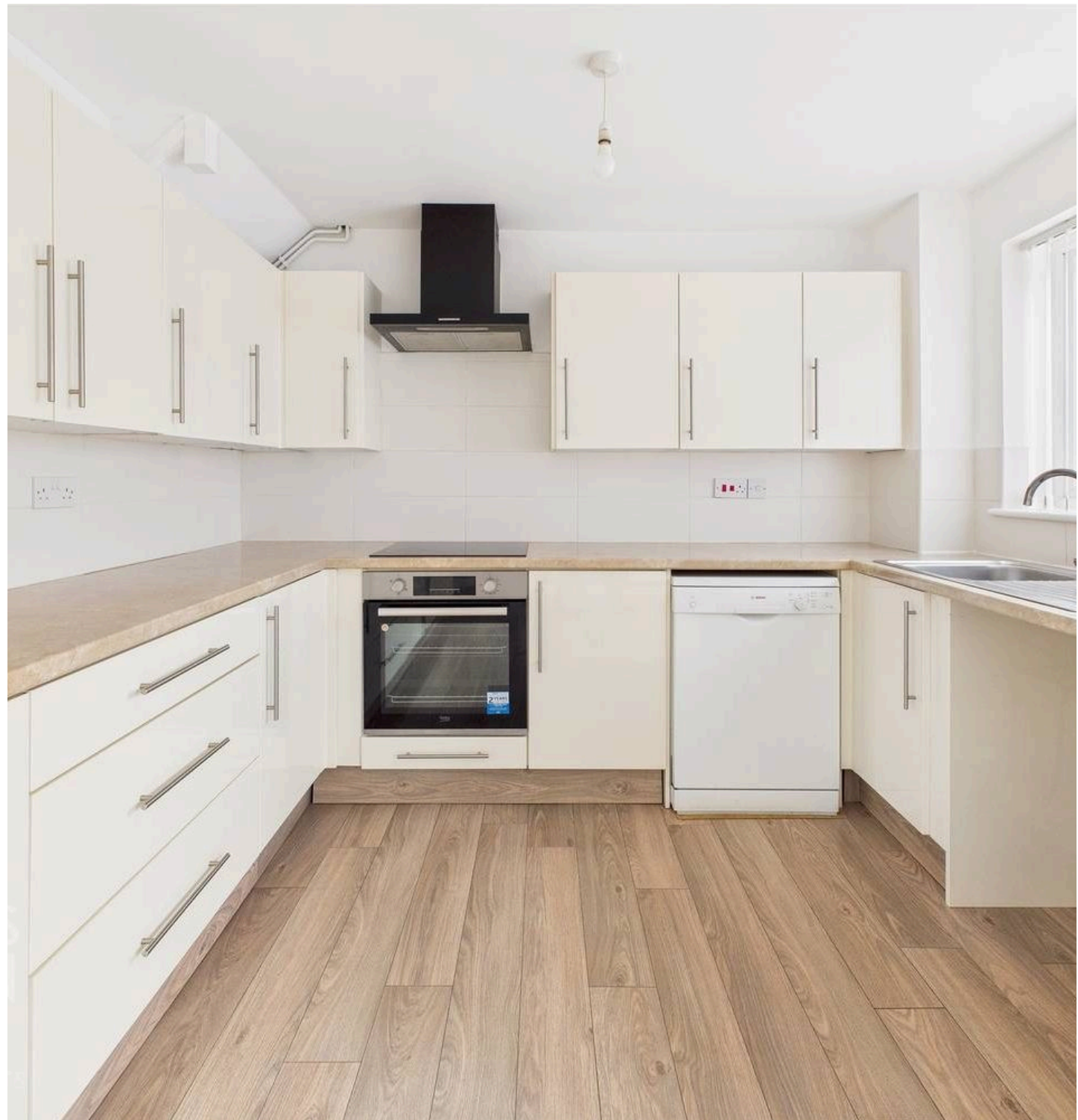


- No Chain!
- Open Plan Living
- 13' Sitting Room
- 15' Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens with Patio & Lawn
- En Bloc Garage & Tandem Off Road Parking

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 on a residential footpath, the property sits back with mature hedging and planting to front, along with a hard standing footpath taking you to the main entrance door, situated adjacent to a lawn frontage. Gated access leads to the rear garden, with the en bloc garage sitting beyond.





## THE GRAND TOUR

Once inside, the hall entrance is finished with wood effect flooring for ease of maintenance, with stairs rising to the first floor, and a door taking you to the main living space. The front facing uPVC double glazed window offers excellent natural light, with wood effect flooring underfoot, with storage under the stairs. With a fully open plan aspect, the main kitchen/dining area includes a U-shaped arrangement of wall and base level units. The kitchen creates excellent storage with continued wood effect flooring underfoot flowing through the entire space, and integrated cooking appliances including an inset electric ceramic hob and built-in electric oven with an extractor fan above, tiled splash-backs and space for a fridge freezer and dishwasher. With a window to rear, further full height windows and French doors take you to the rear patio.

Heading upstairs, the carpeted landing includes a built-in airing cupboard with loft access hatch above and doors taking you to the three bedrooms - all of which are finished with fitted carpet and uPVC double glazing. The smallest bedroom includes a useful built-in storage cupboard over the stairs. Completing the property is the family bathroom with a white three piece suite including an electric shower and glazed shower screen over the bath with tiled splash-backs, tiled effect flooring and a heated towel rail.

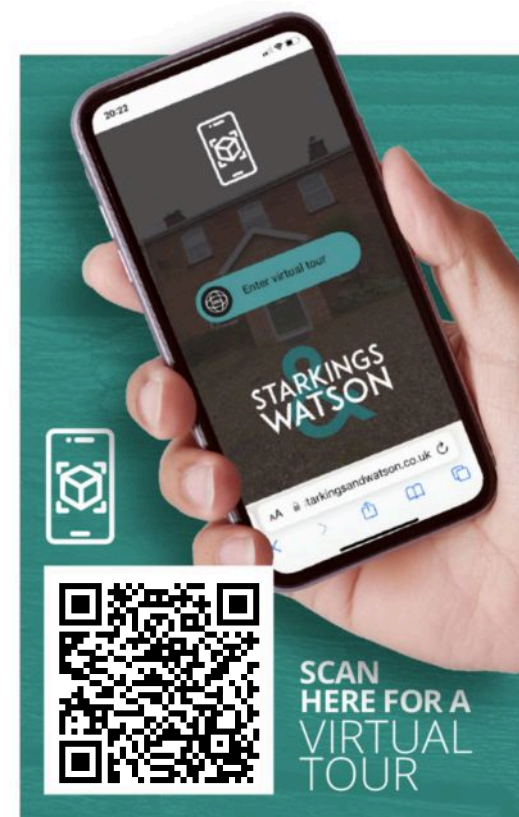
## FIND US

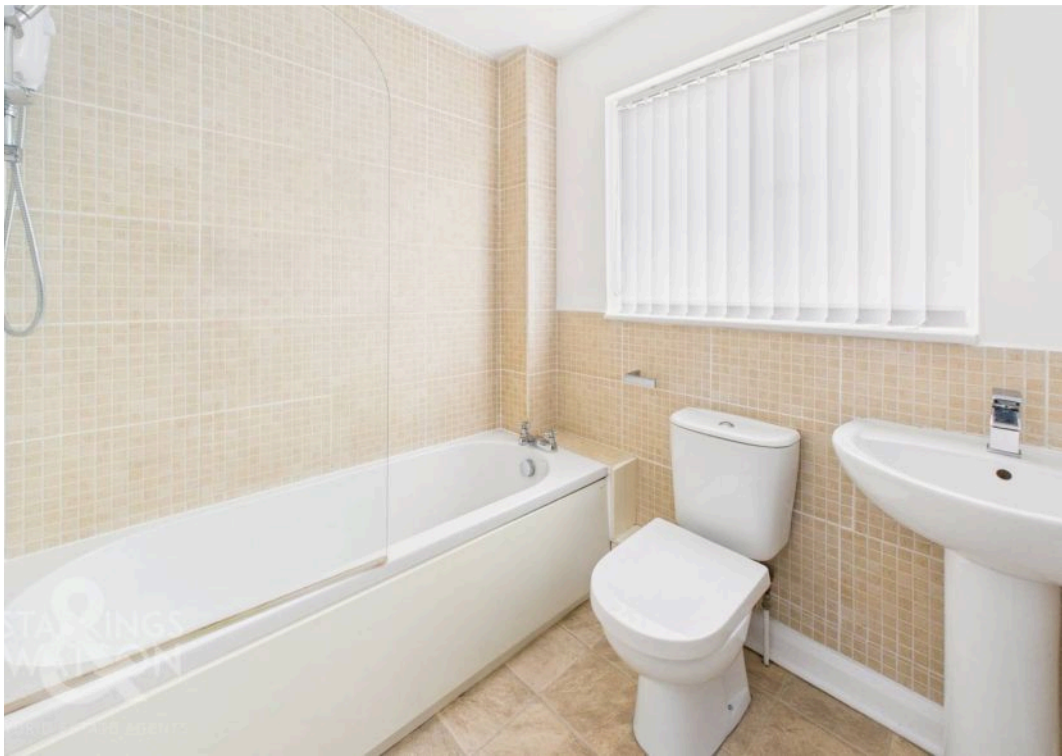
Postcode : NR13 4LY

What3Words : ///rocky.assembles.recall

## VIRTUAL TOUR

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









## THE GREAT OUTDOORS

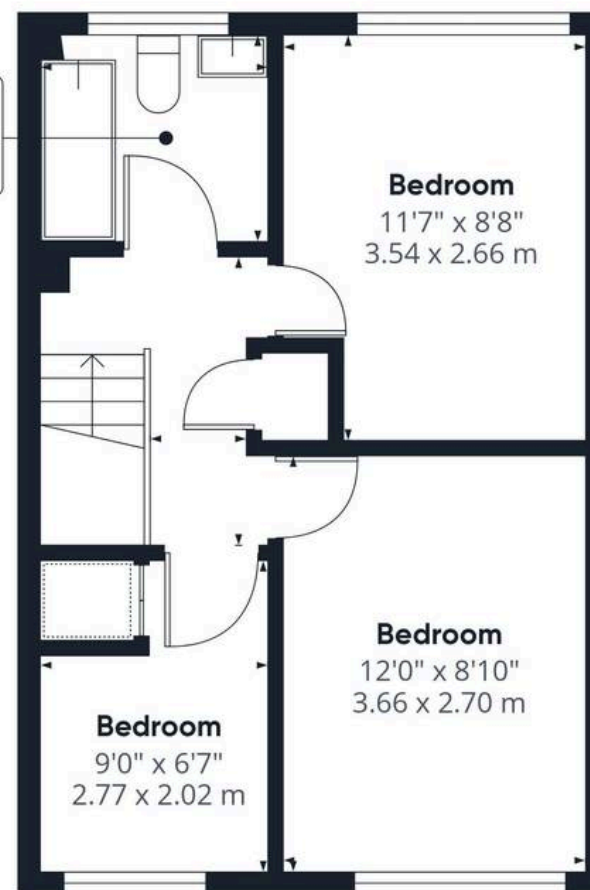
Fully enclosed with timber panel fencing, a rear gate leads to the parking area and en-bloc garage. Including a large patio expanse, an adjacent area of shingle and lawn gardens can be found for potted plants and outside entertaining. Access leads to the side of the property with a useful timber shed to the far corner. The garage offers an up and over door to front.





Ground Floor

**Bathroom**  
5'11" x 6'8"  
1.82 x 2.06 m



Floor 1

**Approximate total area<sup>(1)</sup>**

708.81 ft<sup>2</sup>

65.85 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.