



Lodge Road, Lingwood - NR13 4TF



Lodge Road

Lingwood, Norwich

NO CHAIN. This BESPOKE and INDIVIDUALLY BUILT detached chalet is TUCKED AWAY in a GATED and WALLED PRIVATE PLOT, conveniently located with easy access to A47. This property enjoys a SECLUDED SETTING making it an ideal LOCK UP AND LEAVE. The interior boasts a 30' OPEN PLAN KITCHEN/LIVING SPACE with engineered OAK WOOD FLOORING throughout most of the property, along with UNDERFLOOR HEATING. The ground floor features a versatile bedroom/STUDY with a convenient 'JACK & JILL' WET ROOM, while TWO FIRST FLOOR DOUBLE BEDROOMS offer ample space. Additional luxuries include a range of EAVES STORAGE, EN SUITE SHOWER ROOM and family BATHROOM. Wrap-around gardens surround the property, along with a DOUBLE GARAGE adding to the overall appeal of this stunning home. Enjoy the afternoon sun in several locations within the wraparound gardens. Step out from the sitting room's French doors onto the SIDE SEATING AREA, perfect for outdoor dining furniture. Follow through to the LAWNED GARDEN at the rear, enclosed within brick walls and offering both privacy and tranquillity.

Council Tax band: D

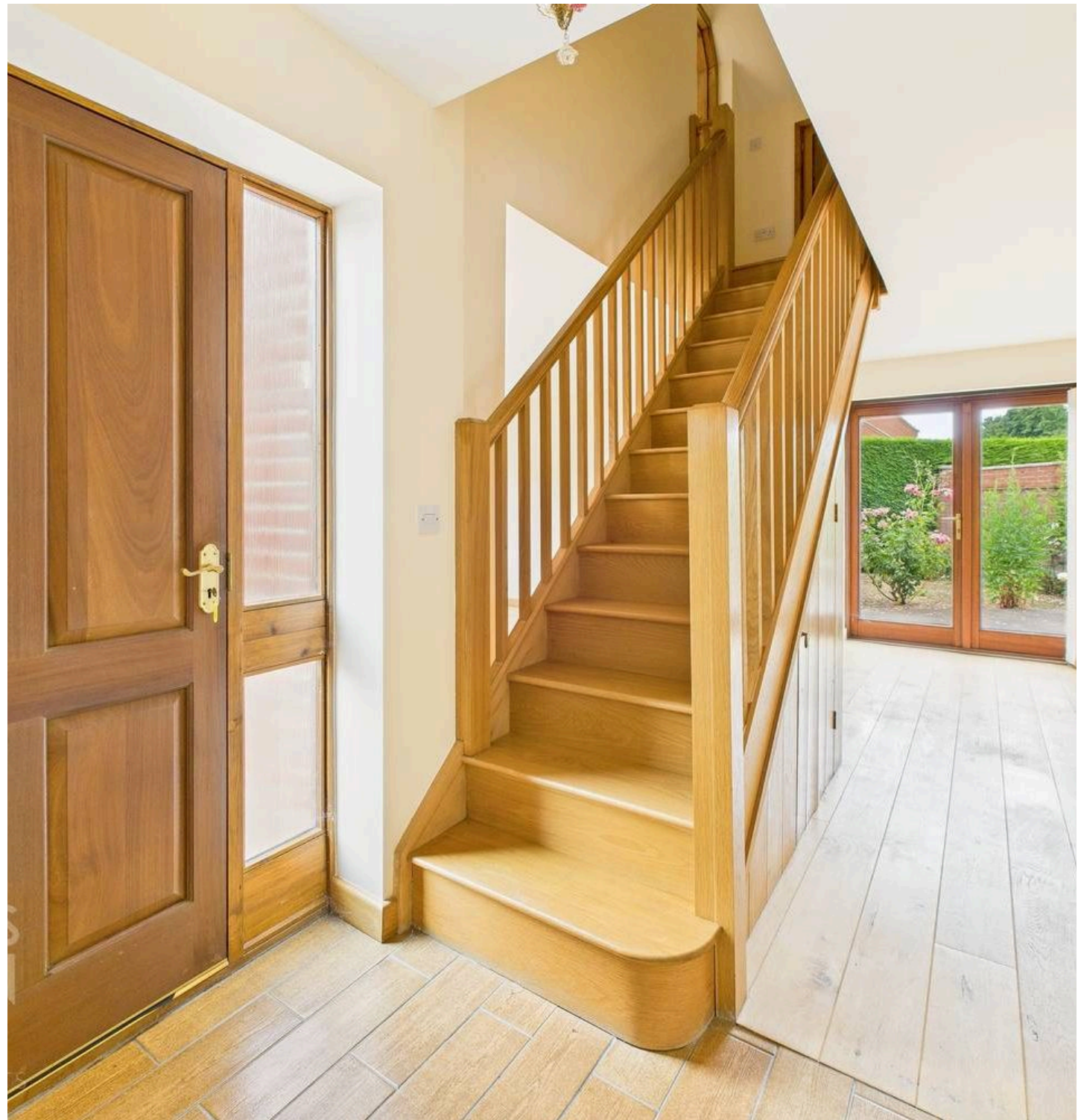
Tenure: Freehold

- No Chain!
- Bespoke & Individually Built Detached Chalet
- Gated & Walled Private Plot - an ideal lock up and leave!
- 30' Open Plan Kitchen/Living Space
- Ground Floor Bedroom/Study with Wet Room
- Two First Floor Double Bedrooms
- Range of Eaves Storage, En Suite & Bathroom
- Wrap Around Gardens & Double 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

Set back from the road and approached via a brick pillared and gated entrance, the tarmac driveway opens up providing off road parking and turning space, with access to the main property and detached double garage. Wraparound gardens can be enjoyed with open aspects to both sides, along with a range of mature planting and hedging within the front driveway area.



THE GRAND TOUR

Stepping inside, the hall entrance is finished with tiled flooring underfoot, whilst stairs rise to the first floor landing, and an open aspect takes you to the adjacent kitchen and living space. A ground floor study or bedroom sits opposite with engineered oak wood flooring and underfloor heating. With a double glazed window to side, a door leads to the adjacent 'Jack & Jill' wet room. The wet room offers a two piece suite with tiled splash-backs and a shower area, with a thermostatically controlled shower, non slip vinyl flooring and heated towel rail. The main living space starts with the kitchen area, forming an L-shaped range of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with space for a microwave. A fridge freezer and dishwasher are integrated, with further matching cupboard space sitting opposite. A range of tiled flooring and engineered oak wood flooring with under floor heating runs through the space, with a window facing to side and door leading out to the rear garden. Useful storage can be found under the stairs, with the oak wood flooring continuing to the living space. A feature fireplace sits to one end and double glazed French doors lead out to the garden, with dual aspect windows to front and side. This light and bright room offers a variety of seating arrangements with ample space for soft furnishings and a dining table within the kitchen area.

Heading upstairs, the landing continues with engineered oak wood flooring and underfloor heating, with a useful built in eaves storage access and airing cupboard, along with doors leading into the bedroom and bathroom. The main bedroom with a front facing window with engineered oak wood flooring and under floor heating, with built-in eaves storage access, and a door taking you to a private ensuite shower room - with useful storage under the hand wash basin. The three piece suite includes a low level W.C and separate shower cubicle with a thermostatically controlled shower, tiled splash-backs and heated towel rail.

The second bedroom is completed in a similar style with a front facing window, engineered oak wood flooring with under floor heating, built-in eaves storage access and use of the family bathroom. The family bathroom offers a four piece suite including a corner panelled bath with half tiled walls, velux window to rear and heated towel rail.

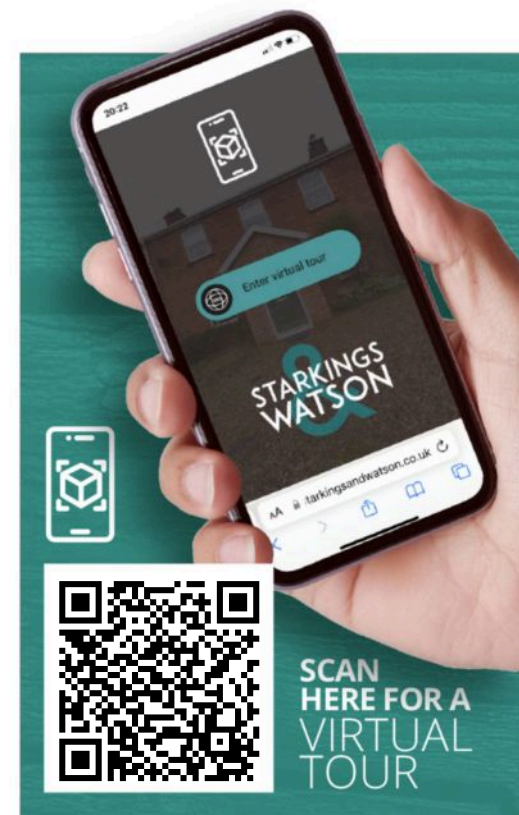
FIND US

Postcode : NR13 4TF

What3Words : ///trinkets.giggles.vote

VIRTUAL TOUR

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







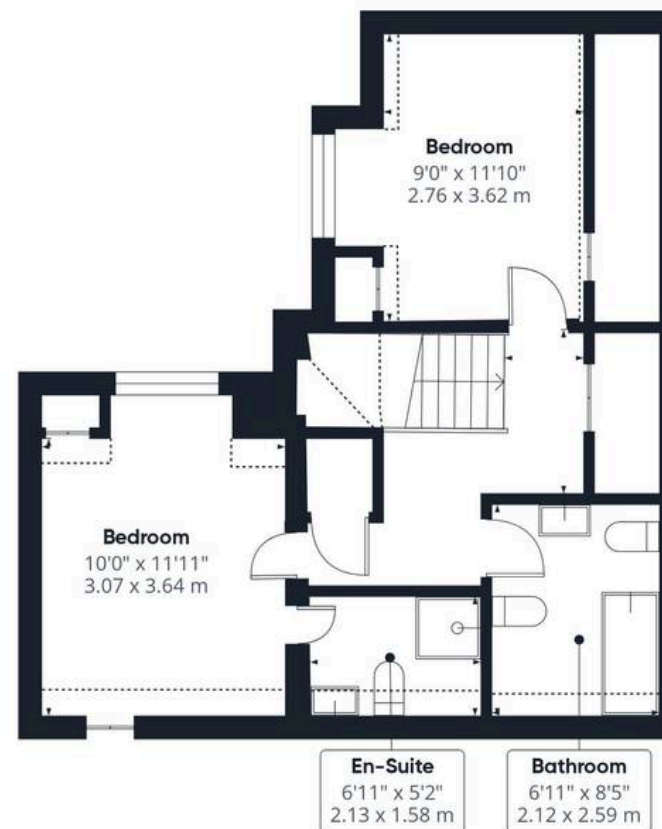
THE GREAT OUTDOORS

The wraparound gardens ensure there are several places to enjoy the afternoon sun, starting with the side seating area which leads out from the sitting room French doors. Laid to tarmac with ample space for outside dining furniture, a large shingle bed sits to one side, enclosed within brick wall boundaries and mature hedging, showcasing a variety of mature planting. An opening continues to the rear of the property where a lawned garden can be found - also enclosed within brick walled boundaries. A door takes you to the kitchen, whilst there is an outside water supply and useful timber built storage shed. The double garage sits to the front of the property with storage to the exterior and an up and over door to front, window and door to side, storage above, power and lighting.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1352 ft²

125.7 m²

Reduced headroom

41 ft²

3.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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