



Briar Close, Lingwood - NR13 4PB



Briar Close

Lingwood, Norwich

NO CHAIN. This DETACHED BUNGALOW presents a rare opportunity for those seeking a RENOVATION PROJECT. Boasting a generous 892 Sq. ft of space (stms), WRAP AROUND GARDENS can be found outside, with a HALL ENTRANCE leading to the living and bedroom accommodation. Inside features a bright 15' DUAL ASPECT SITTING ROOM, ideal for cosy evenings in. The spacious 15' KITCHEN complete with a garden room, offers ample potential for creating a bespoke cooking and dining area. Accommodation further comprises THREE BEDROOMS, ensuring plenty of space for family or guests, as well as a convenient SHOWER ROOM. Embracing the essence of outdoor living, this bungalow is surrounded by wrap-around lawned gardens, providing the perfect backdrop for gardening enthusiasts. A GREENHOUSE and GARAGE complete this desirable property, offering endless possibilities for those with a green thumb.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:



- No Chain!
- Detached Bungalow Requiring Updating
- Approx. 892 Sq. ft of Accommodation (stms)
- 15' Dual Aspect Sitting Room
- 15' Kitchen with Garden Room
- Three Bedrooms
- Shower Room
- Wrap Around Lawned Gardens with Green House & 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

Occupying a secluded corner plot enclosed with high level hedging and opening to the shingle driveway, tandem parking is provided for several vehicles, with access to the entrance door and adjoining garage.



THE GRAND TOUR

Once inside, the hall entrance is finished with fitted carpet and built-in double cloaks storage cupboard, and doors leading to the bedroom and living accommodation. The main sitting room sits to the front of the property with dual aspect windows to front and side, with a feature gas fireplace and fitted carpet underfoot. The kitchen sits adjacent with dual aspect windows to front and side, with a range of wall and base level units including space for an electric cooker, with tiled effect flooring underfoot, space for fridge, floor standing gas fired central heating boiler, built-in airing cupboard and storage cupboard, and door to the lean to garden room. The garden room is fully glazed with patio flooring providing an extension to the living accommodation in the summer months, with a door leading out to the garden.

The bedroom accommodation comprises three bedrooms which run across the rear of the property, all of which are finished with fitted carpet and uPVC double glazing. The shower room completes the property with a white three piece suite including storage under the hand wash basin, with the corner shower cubicle including a thermostatically controlled shower with tiled walls and flooring, along with a heated towel rail.

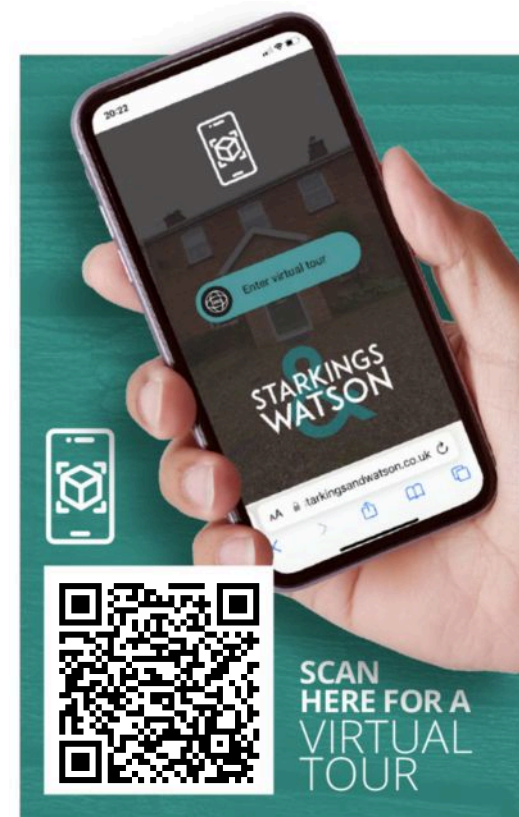
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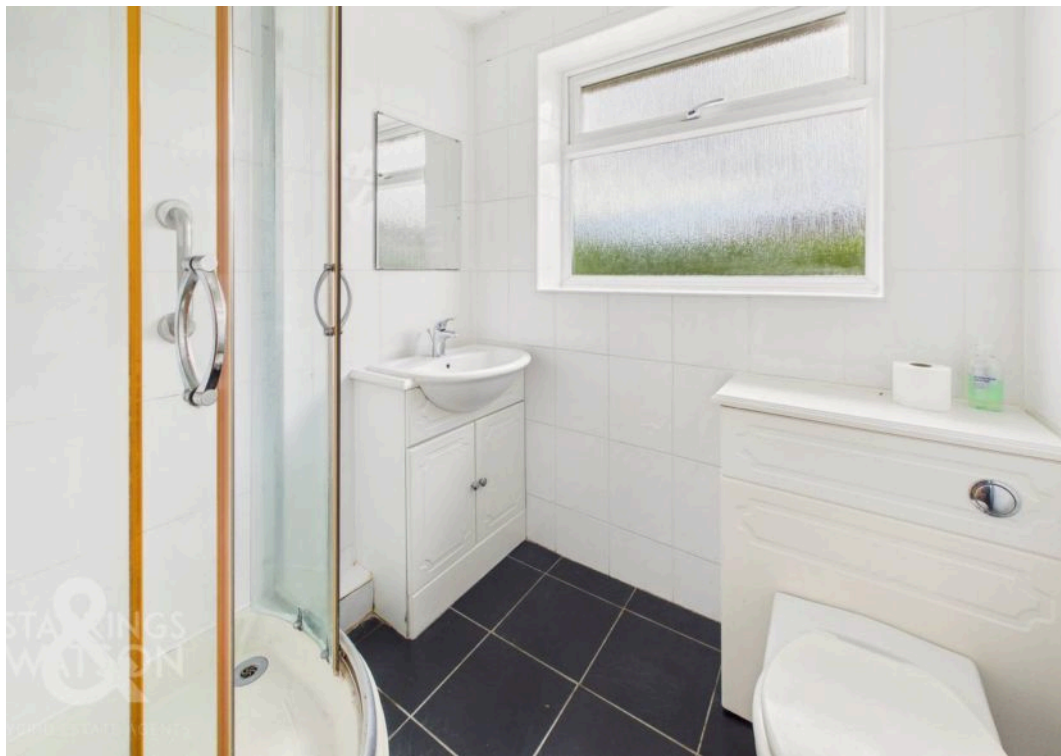
Postcode : NR13 4PB

What3Words : ///pulsing.player.discussed

VIRTUAL TOUR

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







THE GREAT OUTDOORS

Wraparound gardens can be found to the front and side of the bungalow, enclosed within high level mature hedging. A corner shingled bed offers further shrubbery and hedging, whilst a pathway leads to the rear of the bungalow where a side storage area can be found including a greenhouse. The garage offers an up and over door front, with power and lighting.





Approximate total area⁽¹⁾

1053 ft²
98 m²

Reduced headroom

4 ft²
0.3 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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