



Station Road, Lingwood - NR13 4AZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Station Road

Lingwood, Norwich

IMMACULATELY PRESENTED this SHOW HOME STYLE BUNGALOW occupies a PRIME POSITION within the village of Lingwood. Close to the local amenities and TRAIN STATION, the property is set back from the road, with a GREEN OUTLOOK, gated driveway, OVERSIZED GARAGE and PRIVATE NON-OVERLOOKED rear GARDENS. Internally, a useful utility/porch allows for coat and shoe storage, with the KITCHEN and DINING ROOM open plan and filled with excellent natural light via two windows. The inner hall provides access to the TWO DOUBLE BEDROOMS, including the principal bedroom with a BUILT-IN WARDROBE, along with the MODERNISED FAMILY BATHROOM with striking tiled splash backs and a SHOWER over the bath. The 18' SITTING ROOM is big enough for a table or desk, with a FEATURE CAST IRON WOOD BURNER and FRENCH DOORS onto the rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modernised Detached Bungalow
- Open Plan Kitchen/Dining Room
- Sitting Room with Wood Burner
- Modern Family Bathroom
- Two Double Bedrooms
- Gated Driveway
- Private Enclosed Garden
- Oversized Garage & Shed

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 behind a mature hedge, the front garden is laid to grass, with a green and leafy feel. A hard standing and shingle driveway offers ample tandem parking, with gated access providing a secure access to the main front door, further parking and garage.



THE GRAND TOUR

Heading inside, the utility/porch entrance is an ideal space for coats and shoes, whilst a range of storage is built-in, along with space for a washing machine. A door takes you into the open plan kitchen/dining room, which is a great size, with ample storage cupboards. An inset electric ceramic hob and built-in electric oven are included, with a dishwasher also built-in. Tiled effect flooring runs under foot, with twin uPVC double glazed windows offering good natural light. There is space for a table or breakfast bar to suit. The inner hallway leads off, with a large built-in storage cupboard and loft access hatch above with a pull down ladder. Wood flooring runs under foot, with doors to the two bedrooms, bathroom and sitting room. The family bathroom offers a three piece suite, with striking tiling to all walls, along with a shower over the bath. Twin heated towel rails are installed for ease, with a window facing to side. The second bedroom is a double in size, with fitted carpet. The principal bedroom is a similar style, but includes a full width wardrobe to one wall. The sitting room completes the property, with a warm and cosy feel centred on the cast iron wood burner, with wood flooring and uPVC double glazed windows to rear, adjacent to full height windows.

FIND US

Postcode : NR13 4AZ

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VIRTUAL TOUR

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



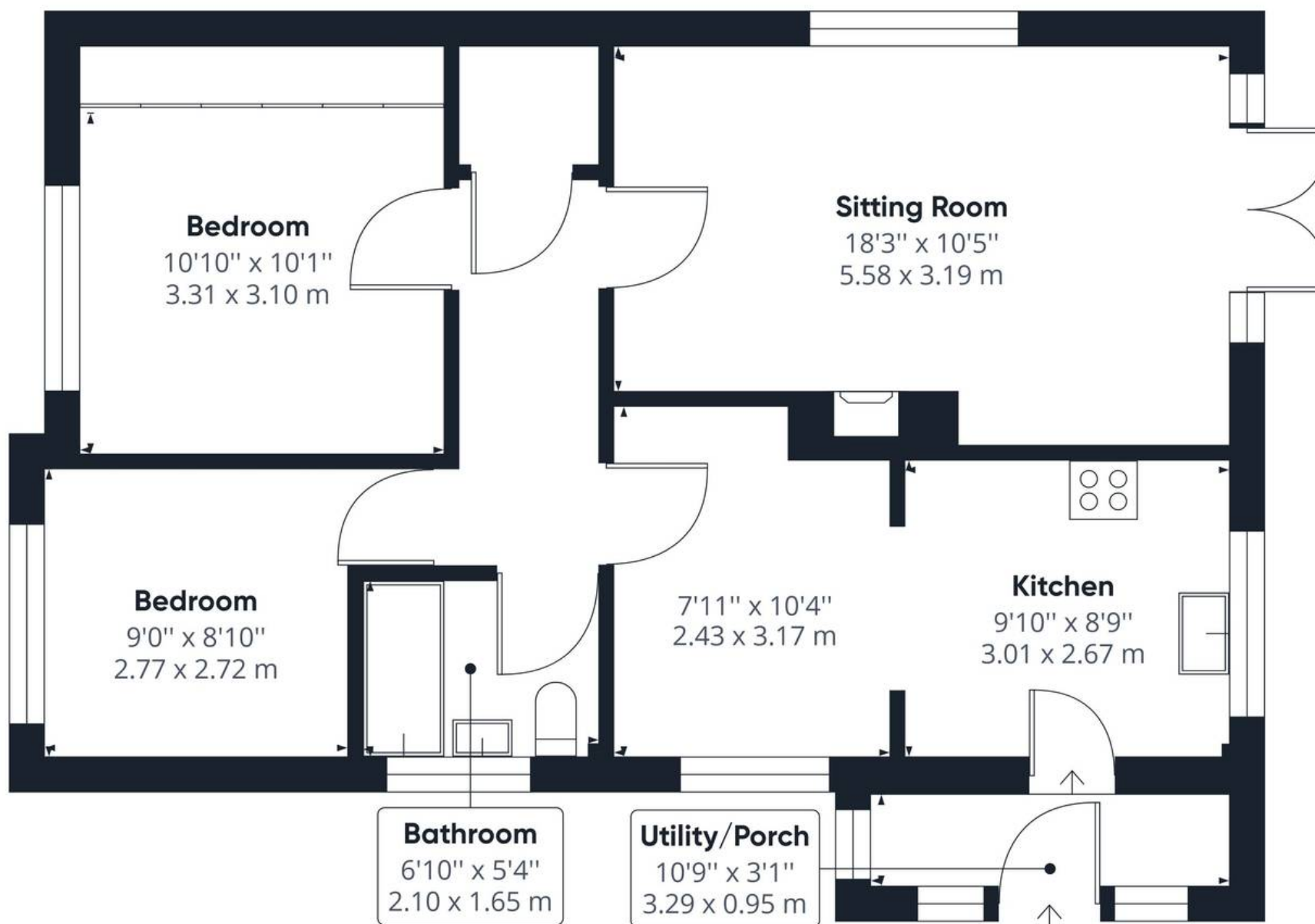




THE GREAT OUTDOORS

Heading outside, the rear garden is laid to lawn, with fully enclosed timber fenced boundaries. A hard standing patio runs across the width of the bungalow, with a shingled path way leading to the storage shed and garage. An outside water supply is installed, with an open access to the side driveway.





Approximate total area⁽¹⁾

746.56 ft²

69.36 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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