



Pightle Way, Lyng, Norwich, NR9 5RL

welcome to

Pightle Way, Lyng, Norwich

Welcoming to the market this well-proportioned 3 bedroom detached bungalow, occupying a corner plot position within the popular village of Lyng. The property offers versatile living and further boasts en suite facilities, beautifully presented rear garden, off road parking, garage & more!!



Description

We are extremely pleased to present to this market this well presented 3 bedroom detached bungalow, located within a highly regarded development in Lyng. The property sits on a generous sized corner plot and is situated within reach of Lyng's amenities and facilities.

In brief, the internal accommodation comprises; entrance hall, welcoming lounge with electric fireplace, fitted kitchen, rear porch with access to the side aspect, dining room, master bedroom with en suite shower room, two further bedrooms and the family shower room. Outside, there is a driveway which provides off road parking and access to the garage, together with an enclosed, peaceful rear garden offering the perfect space for outside entertaining or relaxation.

Coupled with the accommodation, the property further benefits from oil fired central heating, double glazed windows throughout and also offers versatile living space.

A full internal inspection is highly advised to fully appreciate this home and all it has to offer!

The Accommodation

Entrance Hall

Double glazed entrance door to front aspect, fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator and doors opening to all rooms.

Lounge

16' 6" x 10' 9" (5.03m x 3.28m)

With fitted carpet flooring, electric central fireplace with brick surround, radiator, double glazed window to front aspect and archway opening to;

Kitchen

11' x 10' 5" (3.35m x 3.17m)

A range of wall and base units with complementary rolled edge work surfaces over, inset 1 1/2 stainless steel sink and drainer with mixer tap above, space for electric cooker, extractor hood, space for fridge, plumbing available for washing machine, tiled flooring, inset ceiling spotlights, radiator, double glazed window to rear aspect and door opening to;

Rear Porch

With tiled flooring, double glazed window to front aspect and double glazed door opening to the side aspect.

Dining Room

17' 5" x 11' 2" (5.31m x 3.40m)

With fitted carpet flooring, two radiators, two double glazed windows to rear aspect and door opening to;

Master Bedroom

14' 8" x 11' 1" (4.47m x 3.38m)

With fitted carpet flooring, radiator, double glazed dual-aspect windows and door opening to;

En Suite

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled flooring, inset ceiling spotlights, heated towel rail and double glazed obscure glass window to rear aspect.

Bedroom Two

12' 9" x 11' 3" (3.89m x 3.43m)

With fitted carpet flooring, built-in storage cupboard, radiator and double glazed window to front aspect.

Bedroom Three

8' 6" x 7' 5" (2.59m x 2.26m)

With fitted carpet flooring, radiator and double glazed window to rear aspect.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower, tiled flooring, heated towel rail and double glazed obscure glass window to rear aspect.

Outside

The property is approached by a brickweave and shingle driveway which provides off road parking, access to the garage and includes a 7kw electric car pod. The remainder of the generous front aspect is laid to lawn with decorative plant and shrub beds.

The attractive, enclosed rear garden is laid mainly to lawn with a paved patio seating, perfect for entertaining friends and family in the spring and summer evenings, together with a decking seating area, plant and shrub beds, trees, multiple storage sheds, summer house and gate access to the front aspect.

Summer House

With power and lighting.

Garage

With power, lighting, storage space above, window to rear aspect, personal door access and up and over door to front.

directions to this property:

Upon entering the village of Lyng via Heath Road from Elsing, at the t-junction turn right and proceed into the village centre. Turn right into Wensum Road and take the next right hand turn into Pightle Way. Follow this road and bear to the left where the property will be found on the right hand side corner.



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welcome to

Pightle Way, Lyng Norwich

- GUIDE PRICE £350,000 - £375,000
- Spacious 3 Bedroom Detached Bungalow
- Offers Versatile Living Space
- Master Bedroom En Suite & Family Shower Room
- Oil Fired Central Heating & Double Glazed Windows
- Attractive Gardens, Off Road Parking & Garage
- Corner Plot Position, Within A Peaceful Village Setting
- 0.13 Acres Plot With A Total Floor Area Of 87m2



Tenure: Freehold EPC Rating: D

guide price

£350,000 - £375,000

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM116057 - 0007

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