



**Elsing Road, Lyng, Norwich, NR9 5RR**

**welcome to**

**Elsing Road, Lyng, Norwich**

Fantastic Plot, Fantastic Position! A versatile 3 bedroom detached bungalow, offering a non-estate village position with peaceful field views to the front aspect. The home boasts a bow-fronted lounge, kitchen/breakfast room, generously-proportioned well-stocked gardens, driveway parking & garage!



## Description

We are excited to present to the market this well-presented 3 bedroom detached bungalow, located within the maturing village of Lyng with idyllic field views to the front aspect.

In brief, the internal accommodation comprises; long entrance hall, bow-fronted lounge, fitted kitchen/breakfast room, three good-sized bedrooms with built-in wardrobes to some, a versatile third bedroom currently used as a dining room and a bathroom suite. Coupled with the accommodation, the property further benefits from oil heating and double glazed windows throughout.

Externally, the property sits on a fantastic plot and is approached by a five-bar gate which opens to the hard standing driveway, along with access to the 32' garage with workshop space. Immerse yourself into the wrap-around garden that envelops the residence, well-stocked with a variety of plant beds and offering space for outdoor activities and enjoyment.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, inset ceiling spotlights, airing cupboard, radiator and doors opening to all rooms.

### Lounge

13' 3" x 13' ( 4.04m x 3.96m )

Fitted carpet flooring, central open fireplace with tiled hearth and brick surround, wall lights, radiator and double glazed bow window to front aspect.

### Kitchen

17' 1" x 10' 4" ( 5.21m x 3.15m )

A comprehensive range of wall and base units with complementary rolled edge work surfaces over, inset 1.5 stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric double oven, inset electric hob, space for fridge freezer, space for washing machine, tiled flooring, inset ceiling spotlights, breakfast bar, radiator, double glazed windows to rear aspect and double glazed external door opening to the side aspect.



## Bedroom One

11' 2" x 9' 2" ( 3.40m x 2.79m )

Fitted carpet flooring, built-in wardrobes, inset ceiling spotlights, radiator and double glazed window to front aspect.

## Bedroom Two

13' 4" x 9' 2" ( 4.06m x 2.79m )

Fitted carpet flooring, built-in wardrobes, radiator and dual aspect double glazed windows to front and side aspects.

## Bedroom Three/Dining Room

9' 3" x 8' 7" ( 2.82m x 2.62m )

Fitted carpet flooring, radiator and double glazed external door opening to the rear garden.

## Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass windows to rear aspect.

## Outside

To the front of the property, a five-bar gate provides access to the hard standing driveway which offers off-road parking space. The remainder of the front is laid to well-tended lawn and landscaped with a wide range of plant and shrub beds which offer greenery and natural beauty. The property is enclosed by low level brick wall which highlights the homes boundaries and is further accessed by a small gate with pathways leading to the main entrance and surrounding areas.

When approaching the rear, the wrap-around garden flows through from the front aspect and provides a generously-proportioned garden space, perfect for outdoor activities. The charming rear garden is laid predominately to lawn with a patio seating area, ideal for outside entertaining and relaxing within the warmer months of the year. For garden enthusiasts the garden is enhanced by multiple trees, planted beds and shrubs, adding a touch of natural splendour and further enclosing the home. A brick built storage shed offers convenient storage space, alongside a pleasant summer house.

## Garage

32' 5" x 11' 9" ( 9.88m x 3.58m )

Power, lighting, dual aspect windows to side and rear aspects, personal door access to side and electric up and over door to front.

## Location

Lyng is a village situated in the heart of the Wensum Valley. It is located approximately 6 miles from Dereham and 10 miles from Norwich. There is a convenience store, garage/petrol station, public house, riding stables, well respected primary and nursery school and church. There is also a bus service to both Dereham and Norwich. Lyng also boasts a village hall with many clubs and activities, plus outdoor sports facilities with floodlit all-weather play area and children's playground.

## directions to this property:

Upon entering the village of Lyng from the Dereham/A47 direction, proceed along Heath Road and at the t-junction, turn left onto Elsing Road. Continue along and the property can be found on the right hand side, identified by our William H Brown 'For Sale' board.



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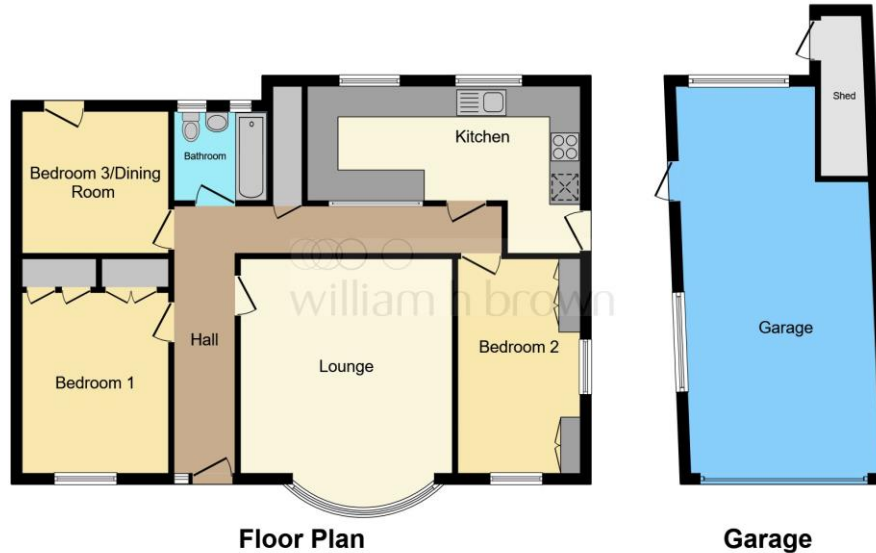
welcome to

## Elsing Road, Lyng, Norwich

- 3 Bedroom Detached Bungalow
- Generous Sized Plot
- Third Bedroom Offering Versatile Use
- Bow-Fronted Lounge With Open Fire
- Landscaped, Wrap-Around Gardens
- Private Parking And Large Garage
- Non-Estate, Peaceful Village Location
- Make This Home Your Own!

Tenure: Freehold EPC Rating: E

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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