



**Soanes Court, Lyng, Norwich, NR9 5RE**



**welcome to**

**Soanes Court, Lyng, Norwich**

>> NO ONWARD CHAIN! A 2 bedroom semi-detached bungalow, occupying a quiet cul-de-sac position within the well-regarded village of Lyng. Offering scope for modernisation and enhancement, the home boasts a generous lounge, fitted kitchen, mature gardens, driveway parking & garage!



## Description

We are excited to present to the market this 2 bedroom semi-detached bungalow, occupying a peaceful cul-de-sac position within the sought-after village of Lyng, with local amenities and bus routes close by.

The property would benefit from a programme of modernisation and enhancement, making it the perfect project for those looking to create their ideal home. In brief, the internal accommodation comprises; entrance hall, generous lounge, fitted kitchen with built-in oven and hob, principal bedroom with built-in wardrobes, further bedroom and family shower room.

Coupled with the accommodation, the property further benefits from oil heating and double glazed windows. Outside, a hard standing tandem driveway provides off-road parking for several cars and access to the single garage, together with mature gardens which offer a range of possibilities.

With a practical layout and plenty of potential, this property is ready for your personal touch. Offered for sale with NO ONWARD CHAIN, this home is ideal for buyers seeking to add value and style.

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard housing hot water tank, loft access, radiator and doors opening to all rooms.

### Lounge

16' 1" x 12' 4" ( 4.90m x 3.76m )

Fitted carpet flooring, radiator, double glazed window to front aspect and double glazed external door opening to the front aspect.

## Kitchen

12' 1" x 9' 7" ( 3.68m x 2.92m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with concealed extractor over, space for free standing fridge freezer, space for washing machine, wall-mounted boiler, fitted carpet flooring, radiator and double glazed window to front aspect.

## Bedroom One

12' 5" x 8' 8" ( 3.78m x 2.64m )

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to rear aspect.

## Bedroom Two

11' 9" x 8' 6" ( 3.58m x 2.59m )

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

## Shower Room

Three piece suite comprising low level w.c, pedestal hand wash basin, walk-in shower cubicle, part tiled walls, fitted carpet flooring, radiator and double glazed obscure glass window to side aspect.

## Outside

The property is set back from the road, offering a quiet cul-de-sac position, and is approached by a hard standing tandem driveway which provides sufficient off-road parking and access to the garage. The remainder of the front is laid to lawn and features mature shrubs, adding a degree of privacy, along with gated access to the rear aspect.

The enclosed rear garden is laid to lawn with a range of mature shrubberies and trees, alongside personal door access to the garage.

## Garage

Power, lighting, personal door access and 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, pub, riding stables, well respected primary and nursery school and church. There is also a bus service to both Dereham and Norwich. Lyng further 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 Lyng from the Dereham/Elsing direction, proceed along into the village along Heath Road and at the t-junction, turn right onto The Common. Continue along this road, taking the left hand turn into Richmond Place and take the first right hand turn into Soanes Court. The property can be found on the left hand side, identified by our William H Brown 'For Sale' board.



**view this property online** [williamhbrown.co.uk/Property/DRM116735](http://williamhbrown.co.uk/Property/DRM116735)



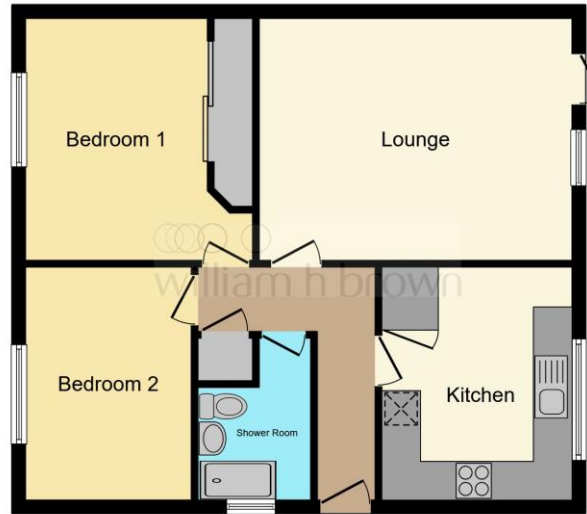
**welcome to**

## **Soanes Court, Lyng, Norwich**

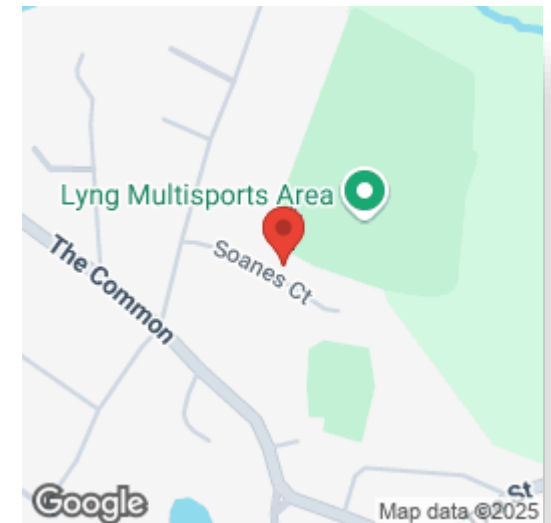
- **\*\*NO ONWARD CHAIN\*\***
- 2 Bedroom Semi-Detached Bungalow
- Sizeable 16' Lounge
- Fitted Kitchen and Shower Room
- Scope For Modernisation
- Mature Gardens To Both Aspects
- Sufficient Off-Road Parking and Garage
- Peaceful Village Setting

Tenure: Freehold EPC Rating: D

**£240,000**



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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Property Ref:  
DRM116735 - 0004

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