



**Norwich Road, Lingwood Norwich NR13 4BH**

**welcome to**

**Norwich Road, Lingwood Norwich**

A SUPERB FRESHLY REFURBISHED AND REDECORATED THREE BEDROOM SEMI-DETACHED HOUSE built in a traditional cottage style in approximately 2010 situated in the heart of this sought after east city village. The property boasts a private west facing rear garden. \*\* Early viewings are essential!! \*\*



### **Entrance Door**

Into entrance hall, storage cupboard and stairs to first floor.

### **Cloakroom**

Wash hand basin W/C, ladder radiator, extractor fan and UPVC window to front aspect.

### **Lounge**

16' 4" x 9' 11" ( 4.98m x 3.02m )

Smooth plastered ceiling, radiator and UPVC window to front aspect.

### **Kitchen/dining Room**

17' 7" x 8' 7" ( 5.36m x 2.62m )

Stunning refitted range of country living kitchen eye and base level units, brass effect handles, soft close drawers, built in dishwasher, built in washing machine, space for fridge/ freezer, inset sink unit, built in electric hob, electric oven, eye level microwave, smooth plastered ceiling, spot lighting, vertical radiator and UPVC windows and doors to rear garden.

### **First Floor Landing**

Airing cupboard housing the gas fired boiler.

### **Bedroom One**

12' 4" x 10' 6" ( 3.76m x 3.20m )

UPVC window to rear aspect, radiator, smooth plastered ceiling and door to ensuite:-

### **Ensuite**

Mains fed shower, wash hand basin, W/C, tiled splashbacks, ladder radiator, smooth plastered ceiling and extractor.

### **Bedroom Two**

10' 1" x 9' 6" ( 3.07m x 2.90m )

UPVC window to front aspect, radiator and smooth plastered ceiling.

### **Bedroom Three**

9' x 6' 8" ( 2.74m x 2.03m )

UPVC window to rear aspect, smooth plastered

ceiling and radiator.

### **Bathroom**

Luxury refitted suite comprising of paneled bath with attached shower, fitted shower screen, built in hand wash basin, W/C, ladder radiator, extractor, waterproof wood affect flooring and UPVC window to front aspect.

### **Exterior**

The property has a low maintenance front garden enclosed by walling with shrub beds and borders.

To the rear is off road parking for approximately two vehicles, a garage with power & lighting also allowing space for a third parking space and a west facing rear garden mainly laid to lawn with bark chippings, a hard standing area and a path, enclosed by fencing with shrub beds and borders.



***view this property online*** [williamhbrown.co.uk/Property/NOR140395](http://williamhbrown.co.uk/Property/NOR140395)





welcome to

## Norwich Road, Lingwood Norwich

- Beautifully presented and fully refurbished three bedroom semi-detached house
- Built in approximately 2010
- Driveway parking for approximately two vehicles and garage
- Stunning open plan 17 ft kitchen/ diner
- Immaculate smooth plastered ceilings

Tenure: Freehold EPC Rating: C

# £315,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NOR140395](https://www.williamhbrown.co.uk/Property/NOR140395)



Property Ref:  
NOR140395 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)