



Richmond Place, Lyng Norwich NR9 5RF

welcome to

Richmond Place, Lyng Norwich

Excellent edge of village setting adjoining extensive open meadow! A four bedroom house with 'wow' factor 28'2" kitchen diner, village amenities.



Entrance Hall

With high vaulted ceiling, roof light window. Double glazed side window. Double glazed door, coats hanging, stairway leading off

Lounge

16' 9" x 13' 6" (5.11m x 4.11m)
with two double glazed front windows, radiator, recessed lighting, wide approach to under stairs corner alcove and triangular window feature to the stairway.

Kitchen / Diner

28' 2" x 12' 6" (8.59m x 3.81m)
with double glazed window to side and rear, double glazed 3.6m Bifold doors opening out to the rear garden or providing a great outlook to the adjoining meadow land beyond. Fitted range of units, two walls offering extensive cupboard space, wine storage and recessed lighting

Utility Space

with double glazed front window, door from hallway, recessed lighting, plumbing for washing machine, base units with natural wood work surfaces, space for washing machine and dryer

Shower Room

With WC, wash basin with unit beneath, extractor and shower tray and shower (yet to be fitted at time of inspection)

First Floor Landing

with white panel doors opening off including airing cupboard

Bedroom 1

16' 9" x 10' 4" min (5.11m x 3.15m min)
with two double glazed front windows looking across to village allotments, radiator, built in wardrobe.

Bedroom 2

22' 3" max x 9' (6.78m max x 2.74m)
enjoying a double aspect and having roof light window to the rear and a double glazed dormer bay window to the front. Eaves access, sections of sloped ceiling, radiator

Bedroom 3

11' 4" x 9' 1" (3.45m x 2.77m)
double glazed rear window, open field view , radiator.

Bedroom 4

9' 1" x 8' 2" (2.77m x 2.49m)
double glazed rear window with view across to open field, radiator.

Bathroom

double glazed window, P shaped shower bath, WC , wash basin, part tiled walls, chrome towel radiator.



Ground Floor



First Floor

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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welcome to

Richmond Place, Lyng Norwich

- Edge of Village Setting overlooking Meadow
- 4 Bedrooms, Bathrooms and Shower Room
- 'Wow' factor Kitchen / Diner
- Popular Village with Amenities
- Reepham High School Catchment

Tenure: Freehold EPC Rating: B

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103508 - 0002

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