









welcome to

Pightle Way, Lyng, Norwich

Ready to move straight in, after recent refurbishment. A 2 Bedroom Bungalow with Garage, Dining Room plus Conservatory & located in the popular village of Lyng with a amenities and approximately 3.9 miles from the market town of Reepham which has highly regarded schooling through to Sixth Form.













Description

Lyng is one of our more popular villages offering a range of amenities with a picturesque weir and river bridge approach. This Bungalow has been extensively refurbished, has a fairly level and enclosed rear garden which enjoys the sun and enjoys internal accommodation to include 2 Bedrooms plus Dining Room opening out to a sizeable Conservatory.

Entrance Hall

L shaped and with double-glazed front door, electric storage heater & airing cupboard.

Lounge

16' x 11' (4.88m x 3.35m)

With large double-glazed front window & electric storage heater.

Dining Room

8' 8" x 7' 4" (2.64m x 2.24m)

With glazed door opening to Conservatory.

Conservatory

15' x 6' 5" (4.57m x 1.96m)

Brick-built with double-glazed windows to three sides, double-glazed doors opening out to the garden and tiled floor.

Kitchen

10' 8" x 8' 1" (3.25m x 2.46m)

With double-glazed window overlooking rear garden, modern fitted range of base and wall units, work surfaces to three sides with tiled surrounds and 1½ half bowl stainless steel sink. Electric hob/ electric oven with hood above, space for dishwasher and washing machine, integral fridge-freezer, recess to one wall & part glazed door opens to Side Porch.

Side Porch

With double-glazed window, tiled floor and door out to rear garden.

Bedroom One

11' x 10' (3.35m x 3.05m) With double-glazed front window.



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 rown inspection(s). Powered by www focaleagent com





11' 8" x 8' (3.56m x 2.44m)

With window looking to Conservatory & electric storage heater.

Shower Room

With double-glazed window, modern W.C, wash basin, large shower cubicle and chrome heated towel rail.

Outside

Set behind an area of garden to the front with driveway parking in front of your garage (up and over vehicular door and personal door). Main garden lies to the rear, fairly level and mainly laid to lawn. Rear garden is enclosed and enjoys a sunny aspect. Large, paved patio adjoins the property, timber garden shed, door opening from garage. Gate and path to side.

* Agents Note *

The property is sold as seen with the few items there to remain, but these may prove useful.

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- NO ONWARD CHAIN!
- · Recently Refurbished
- Sunny Aspect Garden
- 2 Bedroom Bungalow with Garage
- Link-Detached
- Village Amenities
- Double Glazing & Electric Heating

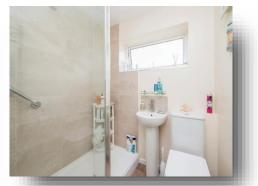
Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers in the region of

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RPM103688



Property Ref: RPM103688 - 0009 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.





01603 873208



Reepham@williamhbrown.co.uk



4 Townsend Court, REEPHAM, NORWICH, Norfolk, NR10 4LD



williamhbrown.co.uk

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.