



Pightle Way, Lyng, Norwich, NR9 5RL

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.

Bedroom Two

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.



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

Pightle Way, Lyng, Norwich

- 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

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Property Ref:
RPM103688 - 0009

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