



abbotFox



Lyng, NR9  
£475,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | Branch Partner







## THE DETAIL

abbotFox presents this extended detached bungalow that perfectly balances contemporary living with village charm, all while falling within the highly regarded Reepham High School catchment.

The accommodation is both flexible and beautifully considered. At its heart sits a striking vaulted lounge, flooded with natural light and opening via bi-fold doors onto the rear garden, creating a seamless connection between inside and out. This inviting space flows effortlessly into a refitted and extended kitchen diner a sociable hub designed for modern family life and entertaining alike.

There are four well proportioned bedrooms, including a principal bedroom with en-suite, alongside a dedicated home office, ideal for remote working. The layout offers versatility to suit growing families, downsizers seeking space, or those simply wanting single storey living without compromise.

Outside, the plot is a real highlight. Ample off-road parking provides space for four to five vehicles, while the rear garden is predominantly laid to lawn, offering excellent privacy and room to enjoy. A dedicated BBQ area makes summer entertaining a pleasure, complemented by a substantial summer house with power and lighting perfect as a studio, gym or additional entertaining space.

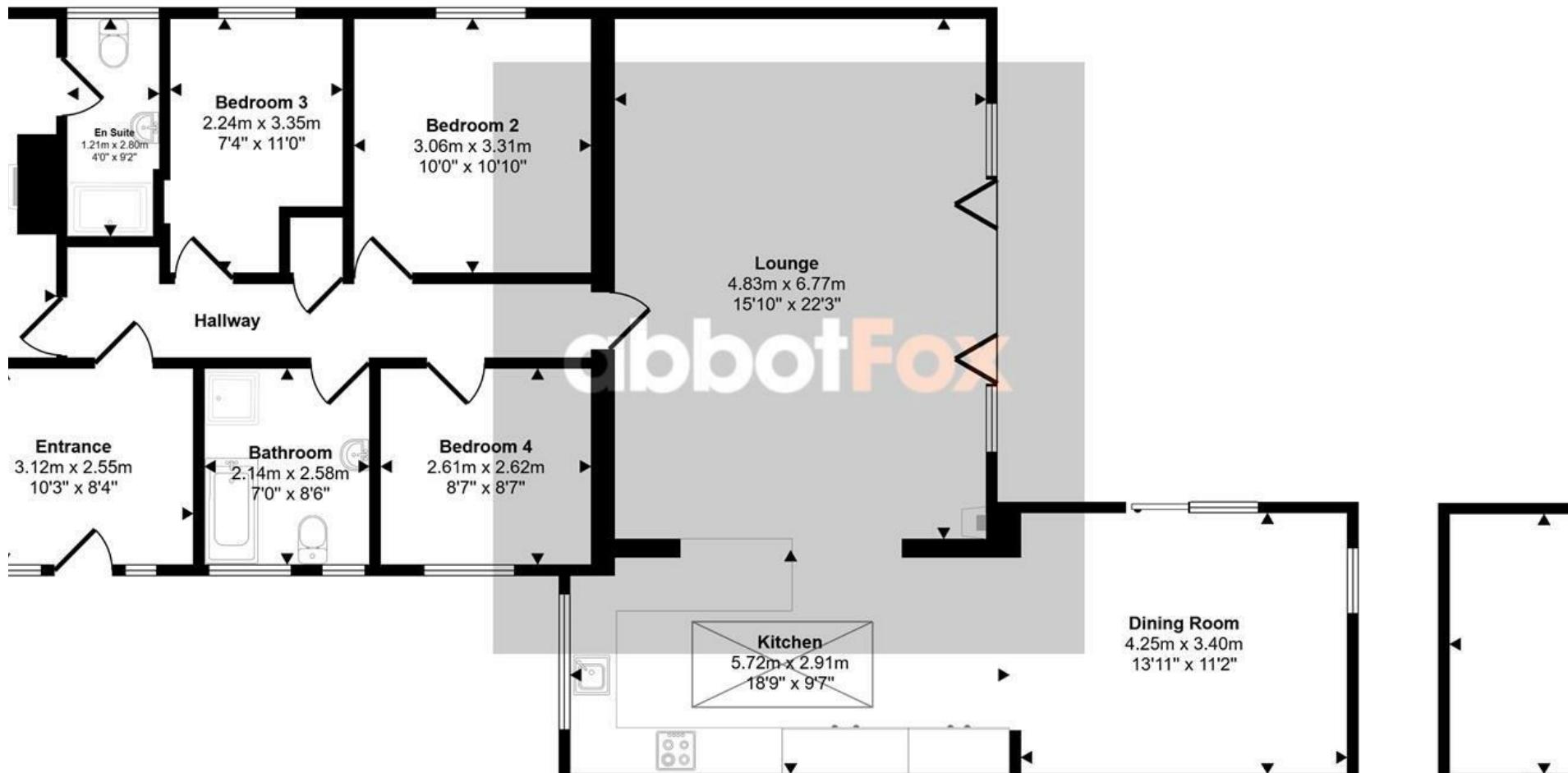
Positioned within easy reach of local amenities and countryside walks, this home represents a rare opportunity to secure a spacious, thoughtfully extended home in a popular.



## THE HIGHLIGHTS ---

- Extended detached bungalow
- Four bedrooms & Study
- Exceptional open plan living space
- Generous gardens
- Summer house with power and light
- Sought after village
- Viewing advised

**Approx Gross Internal Area  
161 sq m / 1728 sq ft**



Storage Roc  
Approx 16 sq m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Let's talk

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## EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.