



THE STORY OF

Edgefield

Lyng, Norfolk

SOWERBYS

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Edgefield

Lyng, Norfolk
NR9 5LN

Detached Bungalow

Quiet Rural Location

Rolling Countryside Views to the Rear

Three Bedrooms

Separate Study/Home Office

Large Open-Plan Living Area

Single Garage

Parking for Several Cars on Private Driveway

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“I fell in love with the house as soon as I saw the views from the windows...”

Coming to the market for the first time in over 25 years is this lovely three-bedroom detached bungalow nestled in the quiet hamlet of Lyng Easthaugh, with the River Wensum in the distance and rolling fields to the rear; it's a hidden Norfolk gem.

As you step through the threshold, you are greeted by a large entrance hallway, off which all the rooms stem. This sense of space is not only obvious as you walk through the property, but it is heightened

as you open the curtains and look beyond, over the everchanging Norfolk countryside.

The heart of this residence is its expansive open-plan living area, thoughtfully designed to create a seamless flow between relaxation and entertainment. Bathed in natural light pouring in through large windows, this space exudes warmth, inviting you to unwind in its cosy embrace no matter the weather.





This bungalow boasts three generously sized bedrooms, each offering a peaceful retreat from the world outside. Additionally, a separate study/home office provides the perfect sanctuary for those who seek a dedicated workspace or a cosy reading nook to lose themselves in a good book.

For those that need another bedroom, the front porch could be extended ever so slightly to envelope the study back into the house (STPP).





For those with a penchant for outdoor living, the rear of the property offers a picturesque backdrop of rolling countryside vistas, providing an idyllic setting for outdoor dining or simply basking in the beauty of nature.

Convenience is key, with a single garage offering secure parking for your vehicle, while a private driveway provides ample space for several cars, ensuring that you and your guests are always accommodated with ease.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

ALL THE REASONS



Lyng

IN NORFOLK
IS THE PLACE TO CALL HOME



Lyng is an attractive and accommodating village, especially for young families, with many activities throughout the year. The village has its own public house, The Fox, which holds a popular pop up street food event every Monday for 6 months of the year, a local convenience shop, fresh fish vans, a mobile post office twice weekly, a mobile library, garage and primary school. In addition, there is a busy village hall, a football pitch, a floodlit multi sports area and playground as well as a tennis club with 2 all weather courts. For the nature lovers there are excellent walks as well as the river which is wonderful for wild swimming and paddle boarding; there is also a bird watching group.

and it is within the catchment area for the popular Reepham High School. The Cathedral City of Norwich is 12 miles away which is dominated by its magnificent Norman cathedral, boasting the largest cloisters in England, the second tallest spire in the country and an amazing 1,200 carved stone roof bosses - one of the greatest art treasures of medieval Europe. Norwich is proud of its past and present status. Its ancient buildings and city wall remains make it the most complete medieval city in Britain. In medieval times Norwich was one of the greatest cities in England, and today, as East Anglia's capital city, it still is - offering a rare blend of historic interest and modern sophistication. The city offers direct rail links to London and international travel via Schiphol airport in Amsterdam.

The village is situated 7 miles from the market town of Dereham and 4 miles from Reepham



Note from the Vendor



“We’d describe our home as spacious, warm and welcoming.”

THE VENDOR



SERVICES CONNECTED

Mains electricity. Water via bore hole. Oil fired central heating. Drainage via septic tank.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

D. Ref:- 2121-3037-9204-5544-2200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

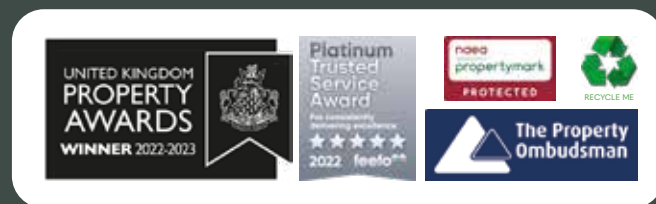
Freehold.

LOCATION

What3words: ///cure.spades.drizzly

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