



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham 01603 261104
Norwich 01603 740044

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.



ICONIC
ESTATE AGENTS

Pightle Way, Lyng
£280,000 Freehold



- Linked Detached Bungalow
- Three Well Proportioned Bedrooms
- Modern Kitchen
- Spacious Sitting Room
- Shower Room
- Enclosed Rear Garden With Summerhouse
- Oversized Garage & Ample Parking
- Desirable Village Location
- Offered With No Onward Chain
- EPC Rating D / Council Tax Band B

Description

Iconic are delighted to present this spacious three-bedroom bungalow, ideally situated in the ever-popular village of Lyng.

Offered with no onward chain and presented in modern condition throughout, this fantastic home is ideal for those looking for single-storey living in a peaceful village setting.

The accommodation comprises a welcoming entrance hallway with an airing cupboard and doors leading to all principal rooms. The sitting room is located to the front of the property and features a charming fireplace and a large double-glazed window, allowing for plenty of natural light.

The kitchen is well-equipped with a range of modern wall and base units, complete with worktops, an integrated oven with hob and extractor, and space for additional appliances. A rear-facing window and door provide access to the garden.

There are three generously sized bedrooms, with the third benefiting from French doors that open directly to the rear garden. The modern shower room comprises a shower cubicle, low-level WC, and hand wash basin.

Outside

Externally, the property offers a sizeable front garden laid mainly to lawn, surrounded by mature shrubs and plants. A shingled driveway provides ample off-road parking and leads to a substantial garage measuring over 25', which features power, lighting, and a roller door.

To the rear, the enclosed garden is mainly laid to lawn with a patio seating area and a timber summerhouse, all bordered by mature trees and timber fencing, ideal for enjoying the outdoors in privacy.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Central Heating and Electricity are all connected.

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE
 Council Tax B

Tenure

Freehold

Directions

From the A1067 Fakenham Road heading northwest, continue on the Fakenham Road and turn left onto Lyng Road. Continue onto The Street where it becomes The Common. Turn left onto Wensum Road and right into Pightle Way where the property can be indicated by our For Sale Board.

