

£290,000  
Asking Price



## Station Road

Norfolk, NR13 4AZ

- Ideal semi-detached family home
- 3 Double bedrooms
- Ample off road parking
- Sought after Lingwood location
- Integral garage
- Sizeable sitting room
- Separate entrance hall and porch
- Utility room
- Ground floor shower room and first floor bathroom
- One to make your own!

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**PAUL  
HUBBARD**



### Location

This 3 bedroom semi-detached property is situated in the heart of Lingwood, a semi-rural village located 8 miles East of the popular city Norwich. The train station provides direct routes to the city, acle and Great Yarmouth and is within walking distance to the property.

### Porch

Tile flooring, UPVC entrance door to the front aspect, x2 UPVC double glazed windows to the front & side aspects, radiator and a UPVC door leading through to the entrance hall.

### Entrance Hall

Fitted carpet, radiator, a door opens to the sitting room and stairs lead up to the first floor landing.

### Sitting Room

5.58m x 5.31m

Fitted carpet, x2 radiators, UPVC double glazed window to the front aspect, cast iron wood burner, under stair storage cupboard and a door opening to the kitchen.

### Kitchen

2.94m x 4.19

Tile flooring, UPVC double glazed window to the rear aspect, radiator, units above & below, laminate work surfaces, tile splash backs, inset composite 1.5 sink & drainer with mixer tap, built in electric hob, double oven & extractor hood, integrated fridge and doors opening to the dining room & utility room.

### Utility Room

2.82m x 1.72m

Tile flooring, UPVC double glazed window to the side aspect, units above, laminate work surfaces and spaces for a washing machine, tumble dryer, dishwasher & fridge freezer.

### Dining Room

2.91m x 3.10m

Tile flooring, radiator, loft access, UPVC French doors open to the garden & a door opens into the shower room.

### Shower Room

2.76m x 1.19m

Tile flooring, UPVC double glazed obscure window to the side aspect, heated towel rail, part tile walls, extractor fan, suite comprises of a toilet, wash basin set into a vanity unit with a mixer tap and an electric shower set into a cubicle enclosure.





### Stairs leading to the first floor landing

Fitted carpet, airing cupboard, radiator and doors opening to bedrooms 1-3 and the family bathroom.

### Bedroom 1

3.13m x 3.45m

Fitted carpet, UPVC double glazed window to the front aspect, radiator, loft access and an archway opening leading to a dressing room area.

### Dressing Room

A versatile space perfect for a small dressing room or walk-in wardrobe, consisting of fitted carpet, UPVC double glazed window to the front aspect and a storage cupboard.



### Bedroom 2

3.02m max x 3.94m max

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

### Bedroom 3

2.41m x 3.37m

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

### Bathroom

2.33m x 2.44m

Vinyl flooring, UPVC double glazed obscure window to the rear aspect, radiator, tile splash backs, suite comprises of a toilet, pedestal wash basin with hot & cold taps and a panelled bath with hot & cold taps.



### Outside

At the front, a generous shingle driveway provides ample parking for multiple vehicles. A large gate opens to the rear, offering additional parking when needed.

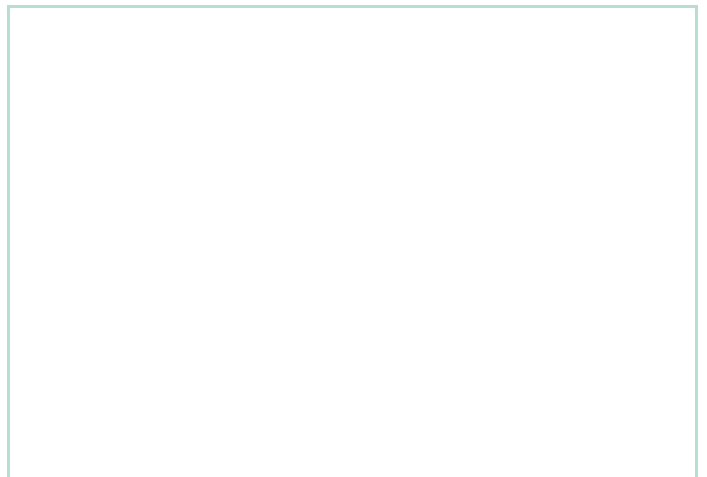
The property features a spacious patio area leading to a raised lawn, bordered by mature trees that ensure privacy. The entire area is enclosed by a panel fence and equipped with outdoor lighting. A door provides access to a brick-built garden store, ideal for storage.




### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.





Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C  
 Local Authority: Broadland District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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