

abbotFox



Lyng, NR9
£475,000 - £500,000

“

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 exceptional, extended detached bungalow, offering a rare opportunity to acquire a home that effortlessly blends contemporary design with the charm of village living, all within the highly sought-after Reepham High School catchment.

Thoughtfully reconfigured and improved, the accommodation is both versatile and impeccably presented. The heart of the home is a stunning vaulted lounge, bathed in natural light, with bi-fold doors opening onto the rear garden, creating a seamless indoor-outdoor lifestyle. This impressive space flows beautifully into a refitted and extended kitchen diner, designed as a true social hub, perfect for both everyday living and entertaining.

The property offers four well-proportioned bedrooms, including a generous principal suite with en-suite, alongside a dedicated home office, ideal for modern working requirements. The flexible layout lends itself perfectly to families, those seeking to downsize without compromise, or buyers looking for spacious single-storey living.

Externally, the property continues to impress. A generous frontage provides ample off-road parking for multiple vehicles, while the rear garden offers a high degree of privacy, predominantly laid to lawn with a dedicated entertaining area. A substantial summer house, complete with power and lighting, provides a versatile additional space, ideal for a studio, gym or garden retreat.

Occupying a desirable position within easy reach of local amenities and picturesque countryside walks, this outstanding home offers the perfect balance of space, style and location.



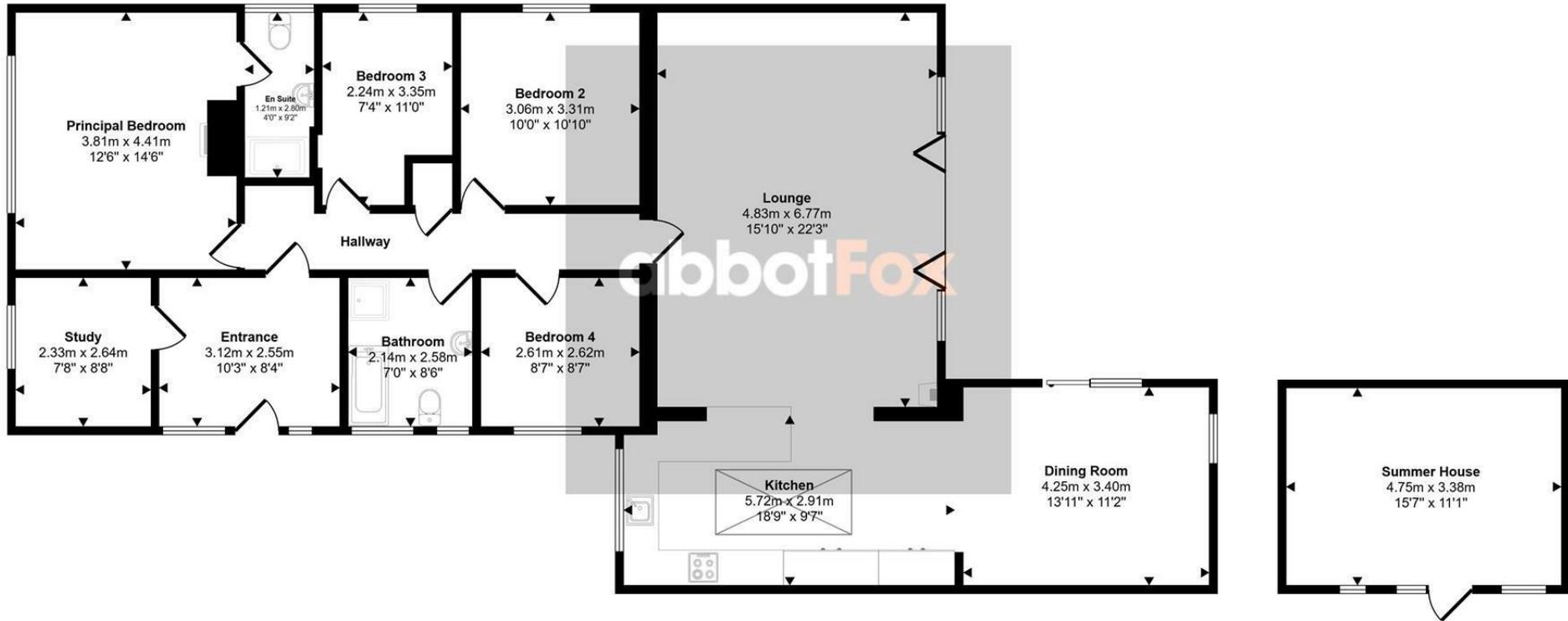




THE HIGHLIGHTS _____

- Generously proportioned, detached bungalow
- Exceptional open plan living accommodation
- Well proportioned bedrooms
- Sought after village location
- Close to local amenities
- Sought after school catchments
- Ideal family home
- Generous, enclosed gardens
- Ample off road parking
- No onward chain

Approx Gross Internal Area
161 sq m / 1728 sq ft



Floorplan
Approx 144 sq m / 1555 sq ft

Storage Room
Approx 16 sq m / 173 sq ft

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

01603 660000

sales@abbotfox.co.uk

@abbotfox

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.