



Oak Tree Close, Lingwood - NR13 4UH



Oak Tree Close

Lingwood, Norwich

Set within an EXCLUSIVE PRIVATE CUL-DE-SAC, this DETACHED BUNGALOW offers approximately 1264 sq. ft (stms) of versatile and well-proportioned accommodation, perfect for families or those seeking SINGLE-LEVEL LIVING. The property welcomes you into a spacious entrance hall, leading to a SEPARATE SITTING ROOM with feature fireplace and a bright, airy CONSERVATORY, ideal for relaxation and entertaining. The impressive 15' L-SHAPED KITCHEN/DINING ROOM is fitted with ample storage and modern appliances, complemented by a practical UTILITY ROOM with direct garden access. With up to FOUR BEDROOMS, the flexible layout easily accommodates guests, home office or DINING ROOM. The principal bedroom benefits from a generous EN SUITE SHOWER ROOM, with a well-appointed FAMILY BATHROOM including a BATH and SHOWER serving the remaining bedrooms. Throughout, the property is finished to a high standard, with quality flooring and fixtures. Additional features include INCOME GENERATING SOLAR PANELS, a 2024 installed GAS FIRED CENTRAL HEATING BOILER, double glazing, and ample storage solutions. This is a rare opportunity to secure a spacious bungalow in a NON-ESTATE, tranquil location, within easy reach of local amenities and transport links. PRIVATE WRAP AROUND GARDENS extend to the side and rear, fully enclosed by timber panel fencing and mature hedging for maximum privacy. Step out from the conservatory onto a LARGE PATIO SEATING AREA, perfect for al fresco dining or summer gatherings. The DETACHED GARAGE is accessed via an up and over door to the front, with a side door, storage above, power, and lighting - ideal for vehicles, hobbies, or additional storage.



The Broadland Village of Lingwood is located East of the Cathedral City of Norwich having excellent transport links via Road and Rail. The village itself has an abundance of amenities including Village Shop, Post Office, First School, Junior School, recently completed play park and Public House. The near-by villages of Brundall and Acle offer a more comprehensive range of amenities as well as access to the Norfolk Broads and its extensive range of Leisure and Boating activities.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Bungalow in a Private Cul-De-Sac Setting
- Approx. 1264 Sq. ft (stms) of Accommodation
- Income Generating Solar Panels
- 15' L-Shaped Kitchen/Dining Room & Utility room
- Separate Sitting Room & Conservatory
- Up to Four Bedrooms
- En Suite & Family Bathroom with Shower
- Private Wrap Around Gardens to Side & Rear

SETTING THE SCENE

Occupying a private cul-de-sac setting and approached via a lawned front garden, a brick-weave driveway offers off road parking, with access to the detached garage. A brick-weave pathway leads past the walled garden, to the open porch entrance.



THE GRAND TOUR

Once inside, the hall entrance offers fitted carpet underfoot with doors leading off to the bedroom and living accommodation. A useful W.C sits to one side with a contemporary white two piece suite including storage under the hand wash basin. The main sitting room enjoys a feature fireplace creating a focal point to the room with fitted carpet and uPVC double glazing, whilst double glazed patio doors open up to the conservatory, extending the living space with dual aspect views to side and rear. The conservatory offers a vaulted ceiling with openings, fitted carpet underfoot and uPVC doors leading out to the garden. The kitchen offers an extensive range of storage units with integrated cooking appliances including an inset electric ceramic hob and built-in eye level electric double oven, with tiled splash-backs and tiled effect flooring underfoot. Space is provided for a dishwasher and dining table, with twin rear facing windows overlooking the garden and a door taking you to the utility room. Providing further storage and space for general white goods including a freestanding fridge freezer, washing machine and tumble dryer, continued tiled effect flooring flows into the utility room, with a built-in storage cupboard and door leading out to the garden. Up to four bedrooms lead off the main hall entrance with one currently used as a dining room - finished with fitted carpet and rear facing double glazed window. Three remaining bedrooms are all finished with fitted carpet and uPVC double glazing, with the main bedroom including a range of built-in wardrobes and a door to a private ensuite shower room. Finished with a white three piece suite including a walk-in double shower cubicle housing a thermostatically controlled shower with aqua-board splash-backs and tiled walls. The main family bathroom completes the property with a white four piece suite including a separate panelled bath and walk-in shower cubicle with an Aqualisa power shower, tiled walls and heated towel rail.

FIND US

Postcode : NR13 4UH

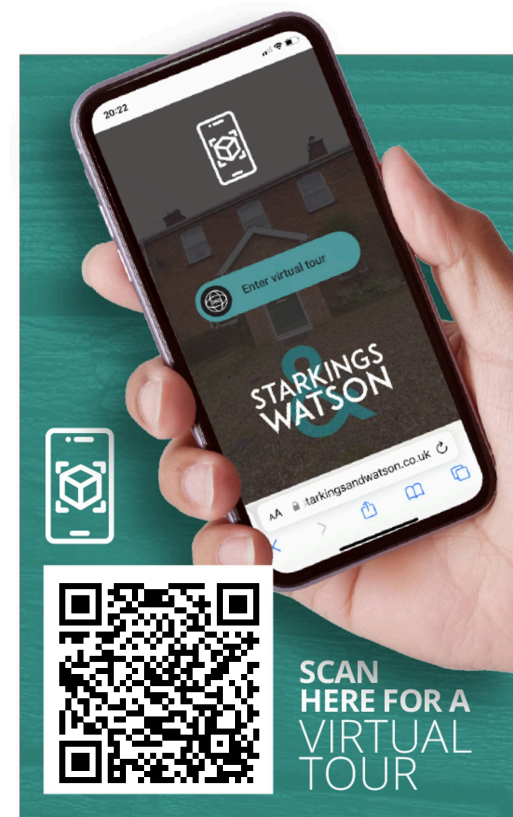
What3Words : ///duties.pump.rescue

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

There is a shared liability for maintenance on the main private roadway.



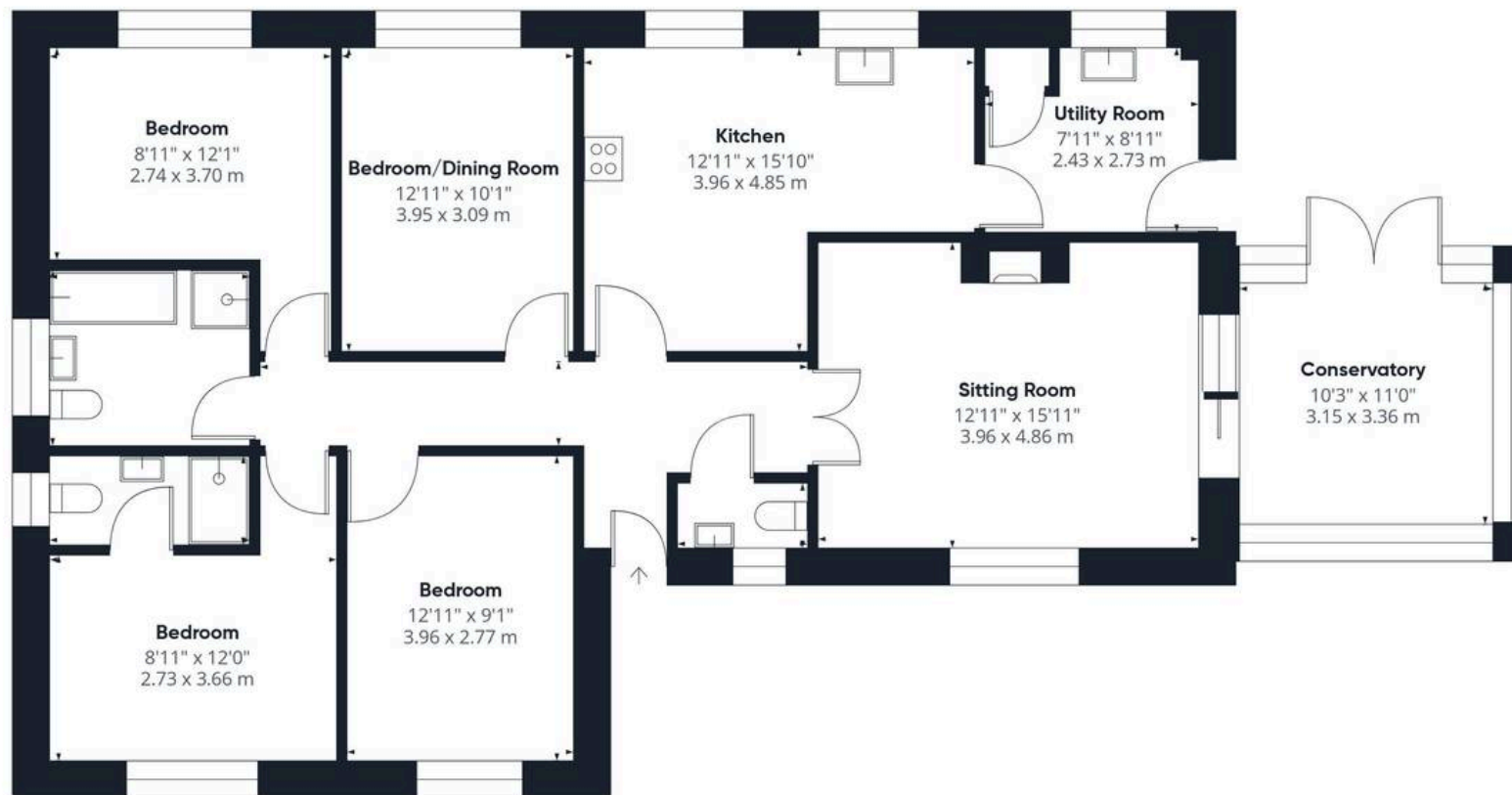




THE GREAT OUTDOORS

Heading outside the rear garden wraps around the side and rear of the property, enclosed within timber panel fencing and high level mature hedging, with a large patio seating area extending from the conservatory. A range of mature planting, shrubbery and trees can be found adding a high degree of colour throughout the year, with an outside water supply and gated access to the driveway. The detached garage is accessed via an up and over door to front, with door to side, storage above, power and lighting.





Approximate total area⁽¹⁾

1264 ft²
117.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.