

# Astley & co

ESTATE AGENTS



1 Buckenham Road  
Lingwood  
Norwich

**Price:** Guide Price  
£300,000

## Information

Extra Spacious Rooms for this semi-detached extended house with three bedrooms, set in a good sized plot with big garden overlooking fields to the front and to the rear. This property is good for updating and is presented clean and ready to start work, no need for a skip. Master bedroom with ensuite and downstairs family bathroom. Quiet location in the sought after village of Lingwood. A great family home and essential to view to fully appreciate the size and space on offer.

Gas Fired Central Heating, Energy Performance Rating C, Council Tax Band C

1 Buckenham Road, Lingwood

Norwich

Price Guide Price £300,000

Astley & Co  
ESTATE AGENTS

## Description

### Entrance Hall

Doors to Lounge and kitchen, stairs to first floor

### Lounge 16' 5" x 11' 10" (5.0m x 3.6m)

Window to front and open plan to dining room, radiator

### Kitchen/Breakfast Room 18' 4" x 8' 5" (5.59m x 2.57m)

Window to front, a range of fitted laminate fronted timber trimmed units comprising base and wall mounted cupboards, roll edge worktops with inset stainless steel single drainer sink unit, ceramic tiled floor, coved ceiling, radiator, plumbing for automatic washing machine, open under-stairs storage alcove, door to rear lobby.

### Dining area 13' 10" x 10' 6" (4.22m x 3.2m)

Window to rear, radiator

### Study/Office 19' 1" x 12' 8" (5.82m x 3.85m)

Brick built and joining the main accommodation but accessed separately from the rear, sealed unit double glazed window and door.

### DS Family Bathroom

White 3-piece suite comprising low level WC, pedestal wash basin and panelled bath with electric shower over, tiled splashbacks, ceramic tiled floor, uPVC sealed unit double glazed window, radiator, extractor fan.

### First Floor Landing

Window to rear overlooking the garden with farmland views beyond.

### Bedroom 1 16' 5" x 12' 3" (5.0m x 3.73m)

Windows to front and rear, radiators x 2, access hatch to loft space

### Ensuite

Low level WC, wash basin and double shower cubicle with mixer shower and sliding door, radiator, ceramic tiled walls and floor, extractor fan, sealed unit double glazed window, coved ceiling

### Bedroom 2 16' 5" x 7' 4" (5.0m x 2.24m)

windows to front and rear, built-in triple wardrobes, radiators x 2

### Bedroom 3 12' 11" x 10' 10" (3.94m x 3.3m)

Window to front, radiator, wall mounted gas fired boiler.

### Outside

Part walled front garden with hardcore surface providing parking for several cars. Rear garden extending 80ft from the rear of the house, by approximately 48ft, with paved patio area which extends across the rear of the house and then into the rear garden, the remainder laid to lawn and enclosed by a combination of timber fencing and mature hedge, backing farmland to the rear. Brick built out-shed 11'2" x 6' (3.403m x 1.828m). Concreted and gated path with border approximately 8'11" (2.717m) leading to the front garden.

## Summary of accommodation

- Extended Semi-Detached House
- Three Bedrooms
- Spacious Property Throughout
- Separate Brick Built Office
- Modern Boiler
- Overlooking Field Views

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Astley & Co Estate Agents

Email: [yvonne@astleyandco.com](mailto:yvonne@astleyandco.com)

Website: [www.astleyandco.com](http://www.astleyandco.com)

Tel: 01603 415182

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Approx Gross Internal Area  
171 sq m / 1846 sq ft



Ground Floor  
Approx 108 sq m / 1160 sq ft

First Floor  
Approx 64 sq m / 686 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.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.