



Briar Close, Lingwood - NR13 4PB

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS



## Briar Close

Lingwood, Norwich

NO CHAIN. Perched on a desirable CORNER PLOT and boasting over 1170 sq. ft (stms) of WELL-MAINTAINED accommodation, this impressive DETACHED BUNGALOW presents a rare opportunity for discerning buyers. Screened from the road offering PRIVACY and SECLUSION, step inside to discover the inviting 15' DUAL ASPECT SITTING ROOM, complete with an elegant open fire and flooded with natural light. The heart of this home is the generously proportioned 16' KITCHEN, ideal for culinary enthusiasts, while a separate CONSERVATORY provides a tranquil space to unwind. Sleeping arrangements are well catered for with THREE BEDROOMS offering comfort and privacy, along with the FAMILY BATHROOM which includes a SHOWER. The wrap-around gardens enveloping the property are LAID TO LAWN, with a TIMBER BUILT LODGE to the rear, creating an ideal HOME OFFICE or STUDIO. The DOUBLE GARAGE provides ample storage space, with CONVERSION POTENTIAL (stp).



Council Tax band: C

Tenure: Freehold

- No Chain!
- Detached Bungalow on a Corner Plot
- Over 1170 Sq. ft (stms) of Accommodation
- 15' Dual Aspect Sitting Room with Open Fire
- 16' Kitchen & Separate Conservatory
- Three Bedrooms
- Wrap Around Gardens
- Double Garage & Ample Parking

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.



## SETTING THE SCENE

Set back from the road and screened behind high level hedging, a shingle driveway opens up offering off road parking for several vehicles with gated access to the wraparound gardens. Access leads to the adjoining garage with a stepped entrance to the main front door.

## THE GRAND TOUR

Once inside, the hall entrance is complete with wood effect flooring underfoot, with ample space for coats and shoes, recessed spotlighting and the loft access hatch above. The bedroom accommodation runs across the rear of the property with the first two bedrooms being complete with fitted carpet underfoot and uPVC double glazed windows to rear. The third bedroom is complete with wood effect flooring, and window facing to rear. The family bathroom sits at the end of the hall entrance with the white three piece suite including a double ended bath with a mixer shower tap, tile walls and a feature inset mirror, heated towel rail and tiled flooring underfoot. The sitting room sits to the front of the property with dual aspect windows to front and side, with a feature open fireplace set within a timber surround and tiled half, with fitted carpet underfoot. The kitchen/dining room offers extensive cupboards storage with space for an electric cooker, tiled splash-backs and wood effect flooring underfoot. Space is provided for an American style fridge freezer, dishwasher and washing machine, whilst a window and door face to side, and a wall mounted gas fired central heating boiler can be found to the far corner. uPVC double glazed French doors open up to the conservatory which extends the living accommodation, and is currently used as a dining room with triple aspect views to the front, side and rear, with French doors leading out to the garden

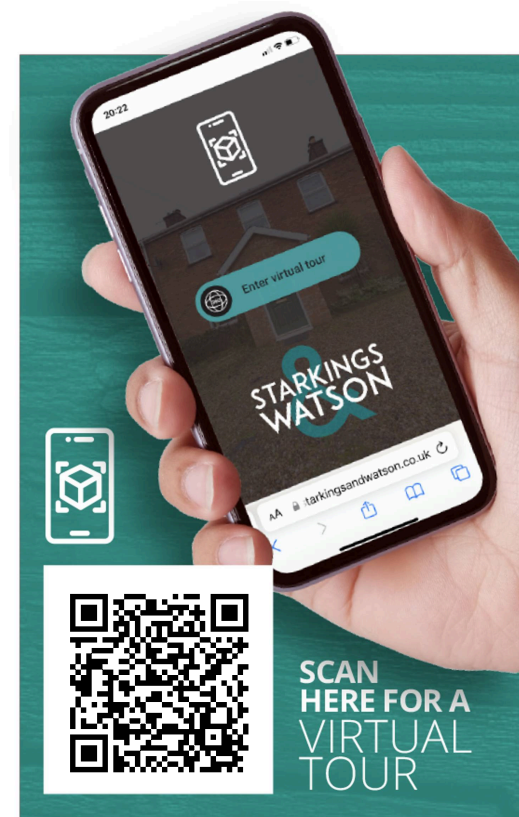
## FIND US

Postcode : NR13 4PB

What3Words : ///screening.dodging.composer

## VIRTUAL TOUR

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



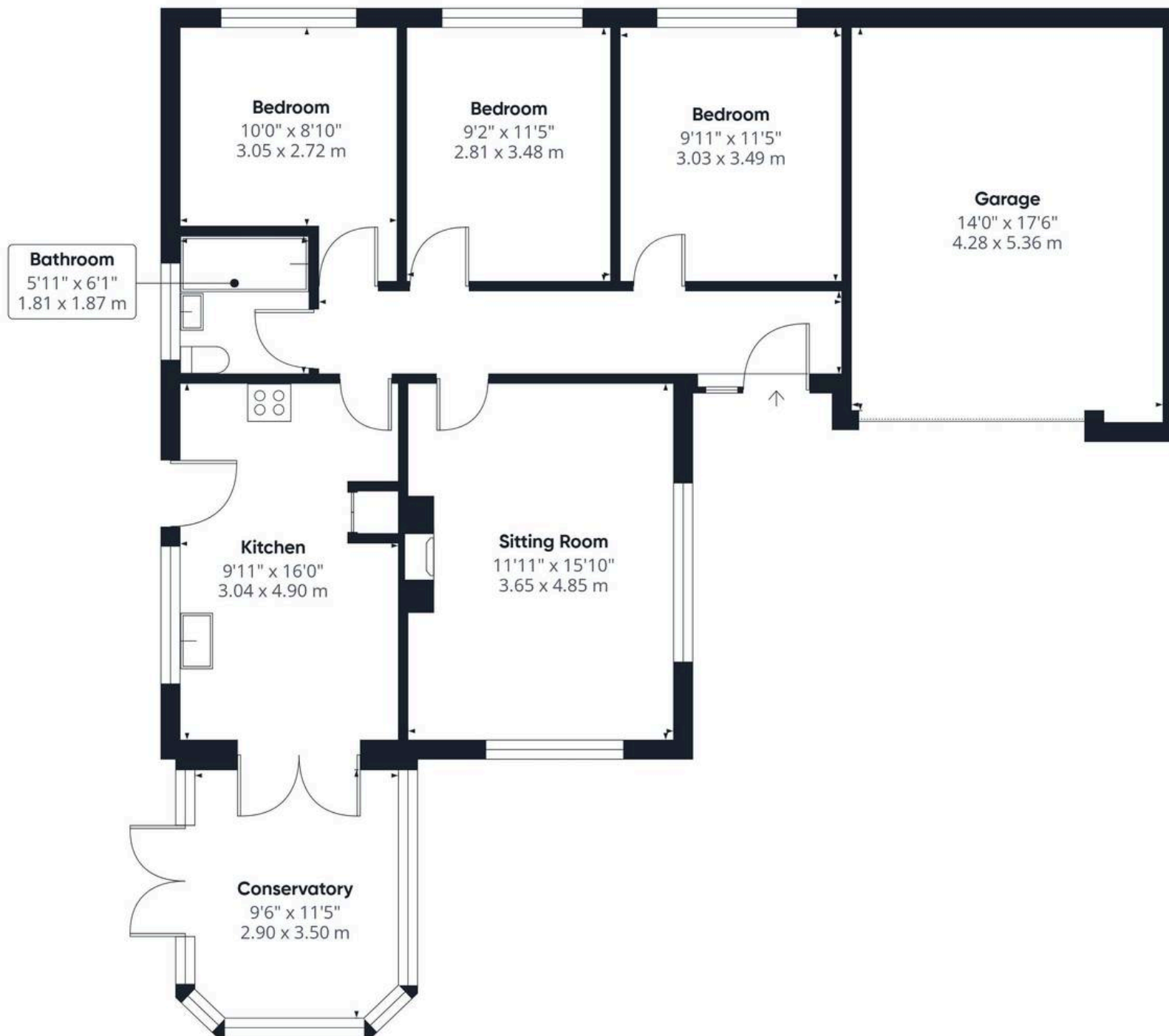




## THE GREAT OUTDOORS

The wraparound gardens are laid to lawn with mature hedging offering a high degree of privacy and seclusion. A brick-weave pathway leads to the side of the property, with an outside water supply installed, whilst to the rear a timber built lodge can be found with further lawned garden and storage space, which offers options for further patio seating or storage areas. The lodge itself is of timber construction, offering the ideal home office or studio space with a window and door to front, power and lighting. The garage offers an electric roller door to front with power and lighting installed.





Approximate total area<sup>(1)</sup>

1171 ft<sup>2</sup>

108.8 m<sup>2</sup>

(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.

GIRAFFE 360



## Starkings & Watson Hybrid Estate Agents

2 Cucumber Lane, Brundall - NR13 5QY

01603 336556 • [brundall@starkingsandwatson.co.uk](mailto:brundall@starkingsandwatson.co.uk) • <http://starkingsandwatson.co.uk>

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.