



Memorial Way, Lingwood, Norwich, NR13 4DU

welcome to

Memorial Way, Lingwood NORWICH

GUIDE PRICE £350,000 - £375,000

**** IDEAL FAMILY HOME ***** A four bedroom detached family home in the sought after village location of Lingwood. This executive property has the added benefit of an ensuite to the principal bedroom a garage and ample off road parking.



Entrance Hall

Door to front aspect, radiator, laminate flooring, stairs to the first floor.

Cloakroom

WC, wash hand basin, window to rear aspect, radiator.

Lounge

15' 9" x 11' (4.80m x 3.35m)

Window to front aspect, carpet, radiator

Kitchen

18' 5" x 10' 4" (5.61m x 3.15m)

Window to the rear aspect, fully fitted kitchen comprising of wall and base units with work surfaces above, four ring induction hob, electric oven, integrated dishwasher, 1.5 bowl stainless steel sink, integrated fridge, integrated freezer, laminate flooring, radiator.

Utility Room

7' 4" x 5' 3" (2.24m x 1.60m)

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas boiler, door to side, laminate flooring, radiator, extractor fan.

Landing

Fitted carpet, doors to rooms, access to loft hatch.

Bedroom 1

13' 4" x 11' 1" (4.06m x 3.38m)

Fitted carpet, double glazed window to front, radiator, built in storage cupboard, tv point, door to en-suite.

Ensuite

Shower cubicle, low level w/c, hand wash basin, radiator, obscured double glazed window to side, extractor fan, laminate flooring.

Bedroom 2

11' 11" x 9' 3" (3.63m x 2.82m)

Fitted carpet, double glazed window to front, radiator, tv point.

Bedroom 3

9' 3" x 9' 7" (2.82m x 2.92m)

Fitted carpet, double glazed window to rear, radiator, tv point.

Bedroom 4

7' 3" x 9' 7" (2.21m x 2.92m)

Fitted carpet, double glazed window to rear, radiator.

Bathroom

Shower over bath, low level w/c, hand wash basin, obscured double glazed window to rear, radiator, extractor fan, laminate flooring.

Rear Garden

Mainly laid to lawn with a part patio area, part shingle area, outside water tap, outside light, timber framed shed, access to the side of the property via gated entry, raised sleeper beds which has a range of mature plants and flowers.

Outside

Brick weave driveway, access to garage which has power and lighting, outside light and outside sockets, electric charging point.

Agents Note

This house is leasehold and there are 989 years left remaining on the lease.

The service charge is £297.84 per annum and the ground rent is £224.46 per annum.



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Memorial Way, Lingwood NORWICH

- GUIDE PRICE £350,000 - £375,000
- 4 Bedrooms
- Village location
- Garage and driveway
- Enclosed rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 237.73

Ground Rent: 224.46

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR142481 - 0002

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