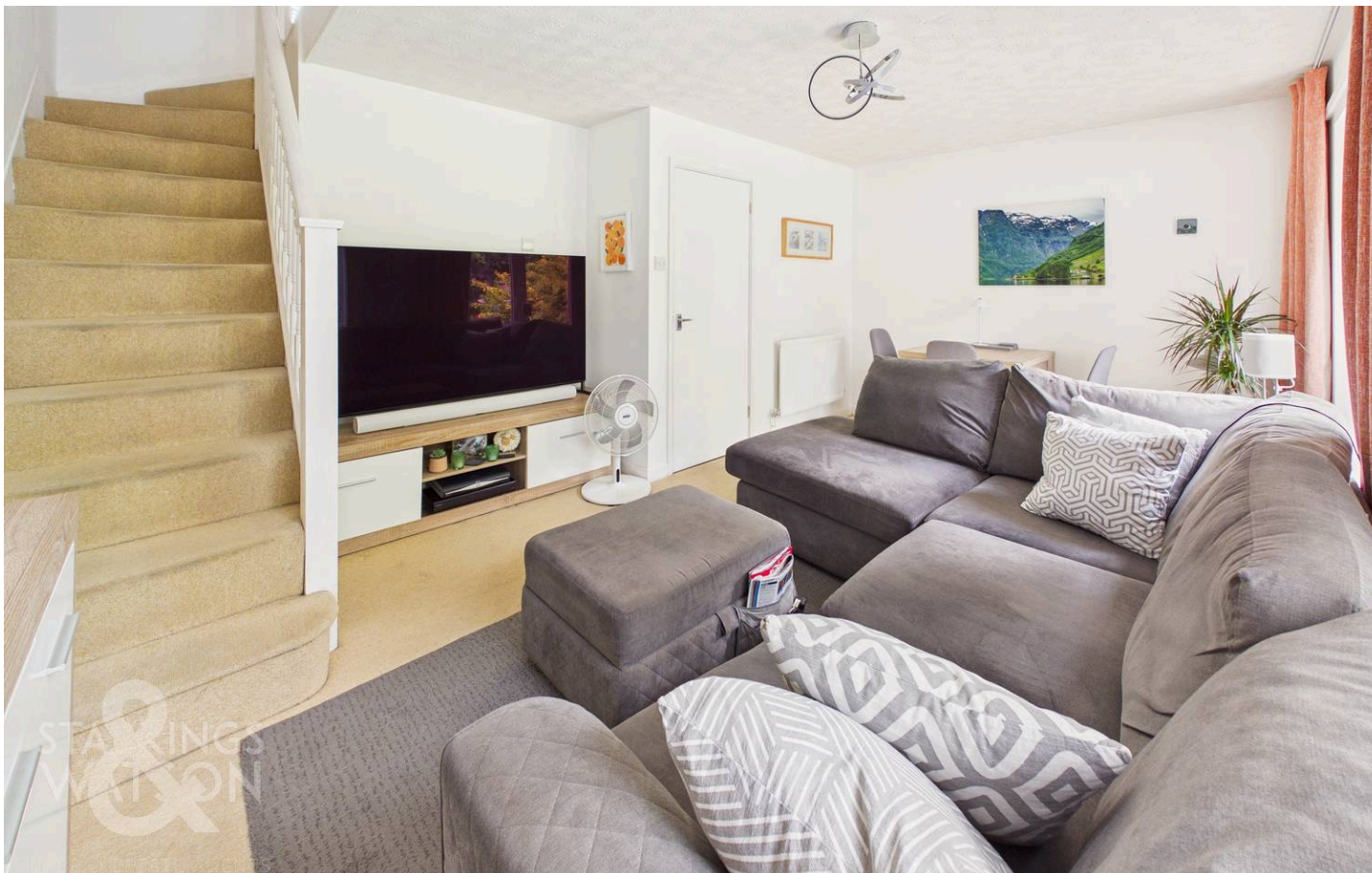




High Way, Lingwood - NR13 4BU

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



High Way

Lingwood, Norwich

NO CHAIN. This SEMI-DETACHED HOME is set in a QUIET CUL-DE-SAC, offering a fantastic opportunity for families or professionals seeking a well-connected and PEACEFUL LOCATION. The spacious 16' SITTING ROOM features FRENCH DOORS opening directly onto the garden, creating a seamless transition between indoor and outdoor living. The KITCHEN/BREAKFAST ROOM offers ample space for casual dining and practical day-to-day living. Upstairs, THREE BEDROOMS (two doubles and one single) are complemented by a FAMILY BATHROOM with a SHOWER over the bath. The property benefits from AMPLE PARKING to the front and an INTEGRAL GARAGE, which offers excellent potential for conversion (subject to planning) to create additional living space or a home office. This home is positioned within WALKING DISTANCE to the village school, local shops, and the train station, making it perfect for commuters and families alike. The layout is thoughtfully designed for comfortable family living, with plenty of storage and scope for personalisation.

The rear GARDEN is a true highlight, offering a PRIVATE, NON-OVERLOOKED SETTING with a beautiful TREE LINED ASPECT to the rear. Fenced boundaries provide security and privacy, while a central LAWNED AREA is perfect for children or pets. A PATIO SEATING AREA extends from the sitting room French doors, ideal for entertaining or relaxing, with a further DECKED AREA for additional seating or alfresco dining. Mature planting to all boundaries adds year-round colour and interest, creating a tranquil retreat.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Semi-Detached Home in a Cul-De-Sac Setting
- 16' Sitting Room with French Doors to the Garden
- Kitchen/Breakfast Room
- Three Bedrooms & Family Bathroom with a Shower
- Ample Parking & Integral Garage with Conversion Potential (stp)
- Private Non-Overlooked Gardens with a Tree Lined Rear Aspect
- Walking Distance to the Village School, Shops & Train Station



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

Approached via a shingle driveway providing off road parking for several vehicles, access leads to the integral garage, whilst a footpath takes you to the main front door and gated rear garden.

THE GRAND TOUR

Once inside, the hall entrance leads to the kitchen and main living space which comprises an open plan sitting/dining room with a rear facing window and French doors onto the patio seating area. Fitted carpet flows underfoot while stairs rise to the first floor landing. The kitchen offers an L-shape arrangement of wall and base level units with integrated cooking appliances including an inset gas hob and built-in electric oven, with tiled splash-backs and an extractor fan above. Wood effect flooring can be found underfoot with space provided for a washing machine and dishwasher, whilst the fridge is integrated.

Heading upstairs, the carpeted landing offers a built-in airing cupboard and loft access hatch, with doors taking you to the three bedrooms - all of which are furnished with fitted carpet and uPVC double glazing. The family bathroom completes the property with a white three piece suite including a panelled bath with a mixer shower tap, tiled walls and wood effect flooring.

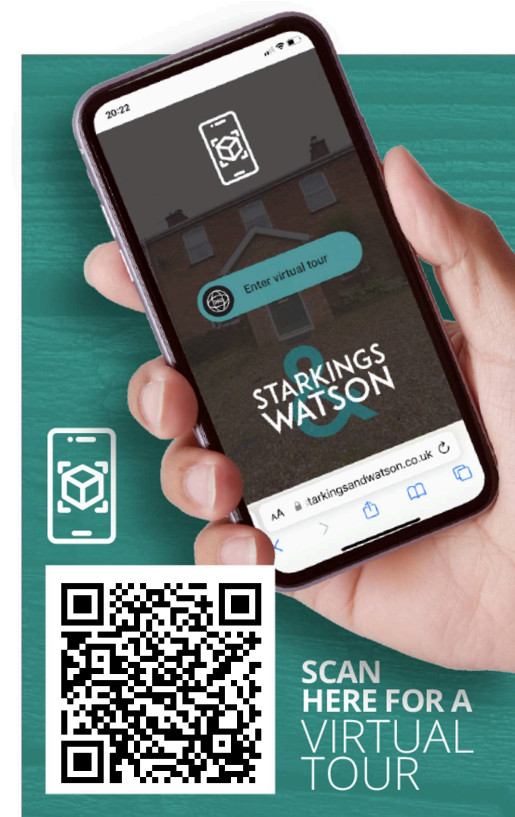
FIND US

Postcode : NR13 4BU

What3Words : ///obliging.flushed.cleanest

VIRTUAL TOUR

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

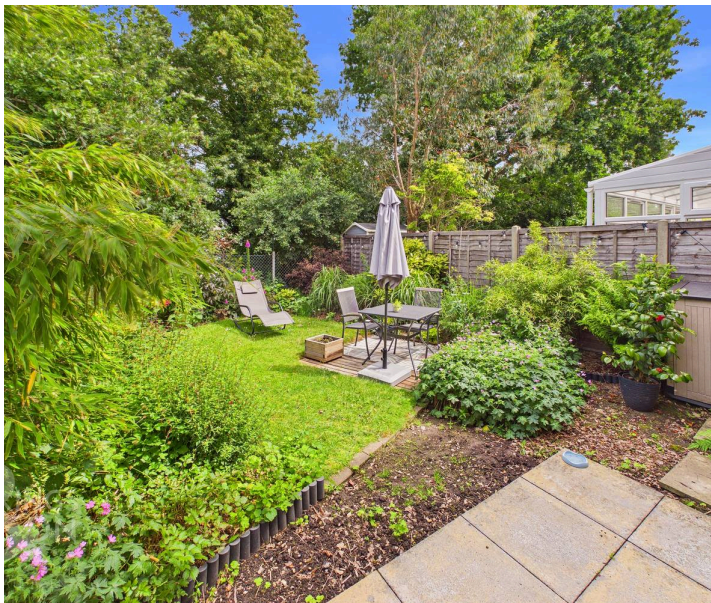






THE GREAT OUTDOORS

Heading outside, the rear garden enjoys a tree lined backdrop with enclosed fenced boundaries and a central lawned area. Patio seating extends from the sitting room French doors, with a further area of decking, whilst an abundance of planting can be found to all boundaries adding interest and colour throughout the year. Gated access leads to the front of the property, where an up and over door leads to the integral garage which includes power and light.





Approximate total area⁽¹⁾

765 ft²

71.1 m²

Reduced headroom

10 ft²

1 m²

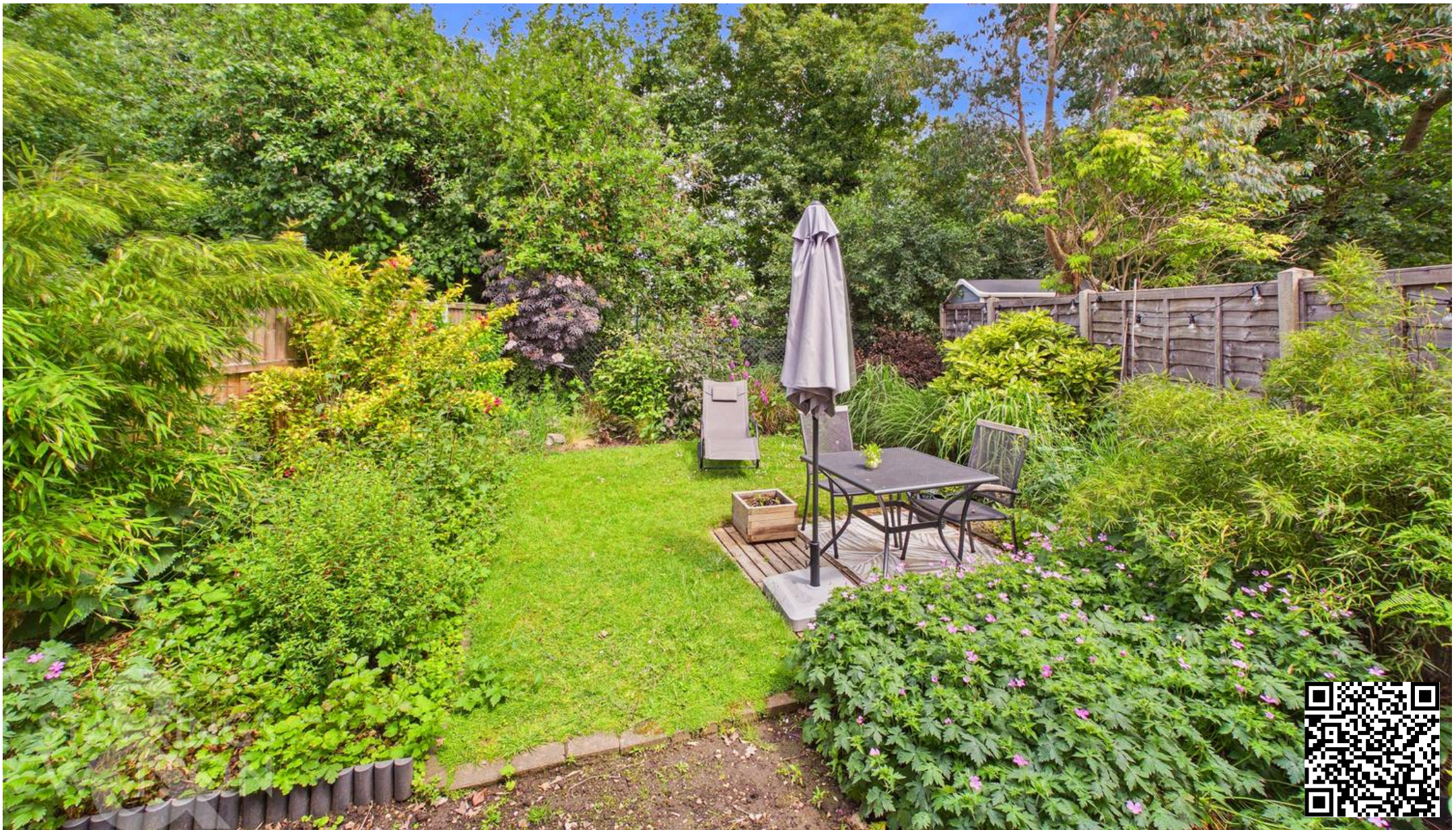
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 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.