



Chapel Road, Lingwood, Norwich, NR13 4NY

welcome to

Chapel Road, Lingwood Norwich

William H Brown Norwich are delighted to present to the market this beautiful detached character home offering 4 bedrooms, 2-3 reception rooms and a double garage. There is also further potential for improvement (subject to planning) by way of future development within the generous plot.



Entrance Porch

Wooden flooring, door to garage, door to garden and door to rear drive.

Entrance Hall

Kardean flooring, 2 cupboards and airing cupboard.

Lounge

16' 3" x 14' 5" (4.95m x 4.39m)

French doors to garden, brick fireplace, carpeted flooring, wooden beams.

Kitchen

12' 9" x 12' 3" (3.89m x 3.73m)

Wall and base units with solid wood work surface, integrated fridge freezer, double oven, electric hob, integrated dishwasher and washing machine, double glazed windows to front and side aspect, kardean flooring, island, door to dining room, loft hatch.

Bathroom

Double glazed window to side aspect, bath shower cubicle, wc, wash hand basin, heated towel rail, tiled flooring.

Dining Room

10' x 10' 9" (3.05m x 3.28m)

Door to sun room, arch to lounge, carpeted flooring, radiator, wooden beams.

Sun Room

13' 11" x 9' 1" (4.24m x 2.77m)

French doors to garden, door to bedroom/study, wooden flooring.

Study/Bedroom

Access to separate toilet with wc and hand wash basin.

Bedroom One

17' 7" x 13' 6" (5.36m x 4.11m)

Double aspect window to either side with field views, carpeted flooring, radiator.

Bedroom Two

11' 11" x 9' 6" (3.63m x 2.90m)

Double glazed window to front aspect, carpeted flooring.

Garage

24' 3" x 20' 5" (7.39m x 6.22m)

Double glazed window to side aspect, two roller doors.



Ground Floor



First Floor

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



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welcome to

Chapel Road, Lingwood Norwich

- Stunning field views.
- Charming period features throughout
- Generous accommodation opportunities
- Double garage!
- Ample parking

Tenure: Freehold EPC Rating: F
Council Tax Band: E

offers in excess of

£495,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143258 - 0003

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