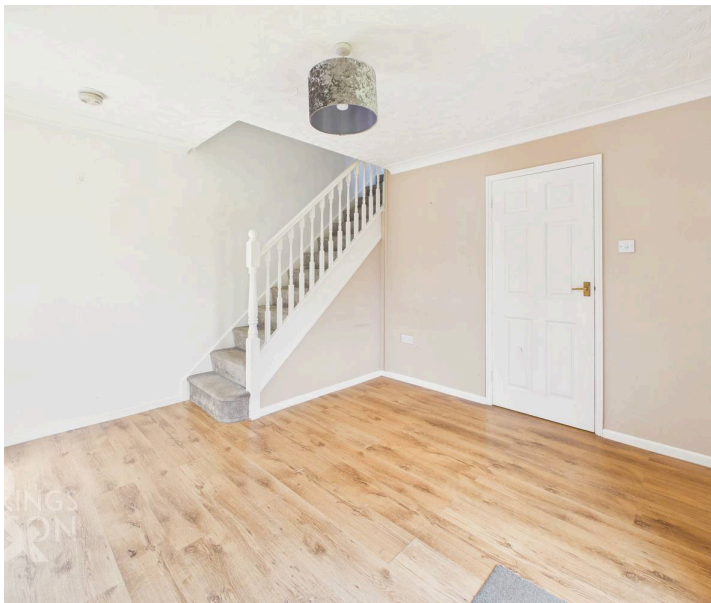




Post Office Close, Lingwood - NR13 4EW

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



## Post Office Close

Lingwood, Norwich

NO CHAIN. This attractive ONE DOUBLE BEDROOM CLUSTER HOME is ideally positioned in a TUCKED AWAY CUL-DE-SAC, offering a peaceful and private setting with the convenience of ALLOCATED RESIDENTS CAR PARKING. Designed for comfortable modern living, the property welcomes you into a bright and inviting 12' SITTING ROOM, featuring direct access to the garden - perfect for relaxing or entertaining. The FITTED KITCHEN boasts a generous storage cupboard, providing excellent practicality for every-day essentials. Upstairs, a spacious double bedroom includes a BUILT-IN WARDROBE, maximising storage and keeping the living space uncluttered. The family BATHROOM is fitted with a SHOWER. This home is ideal for first-time buyers, professionals, or those seeking a low-maintenance lifestyle, with flexible spaces that could easily accommodate a dedicated work-from-home area. The REAR GARDEN is fully enclosed with timber panel fencing, ensuring privacy and security for both relaxation and recreation.

Mainly laid to lawn, the space is enhanced by a variety of established plants and shrubs, offering a tranquil green outlook and scope for further landscaping or personalisation.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Cluster Home in a Tucked Away Cul-De-Sac Setting
- Allocated Residents Car Parking
- 12' Sitting Room with Garden Access
- Fitted Kitchen with Large Storage Cupboard
- One Double Bedroom with Built-in Wardrobe
- Family Bathroom with Shower
- Enclosed Lawned Garden with Timber Storage Shed

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

Tucked away in a corner cul-de-sac setting, a shared pathway leads to the side of the property where the main entrance door and garden can be found. Planted borders run alongside the property, whilst parking is provided within the resident's car parking area.

## THE GRAND TOUR

The side porch offers storage and meet and greet space, with a door taking you to the main sitting room. Wood effect flooring can be found underfoot with a door to the rear garden and stairs to the first floor landing. The fitted kitchen offers an L-shaped 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, space for fridge freezer and washing machine. Tiled splash-backs run around the work surface with a rear facing window, wall mounted gas fired central heating boiler and a large walk-in storage cupboard.

Heading upstairs, the carpeted landing offers a built-in storage cupboard and loft access hatch, with a door to the main double bedroom which is finished with fitted carpet, built-in double wardrobe and rear facing double glazed window. The family bathroom completes the property with a three piece suite including a shower over the bath, tiled splash-backs and vinyl flooring.

## FIND US

Postcode : NR13 4EW

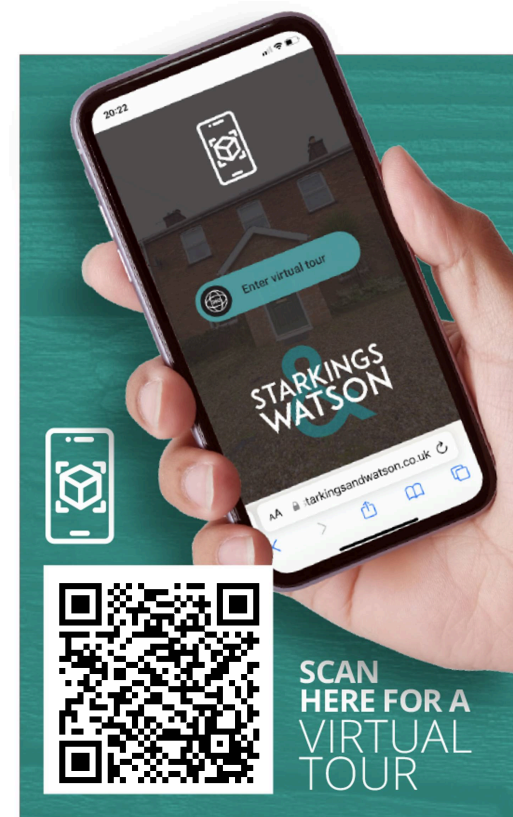
What3Words : ///interest.fidelity.dove

## VIRTUAL TOUR

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

## AGENTS NOTES

The property sits adjacent to the village train line.







## THE GREAT OUTDOORS

The rear garden is fully enclosed within timber panel fencing, whilst being mainly laid to lawn and including a timber built storage shed. Various plants can be found, with a gated access leading to the residents car parking area, where allocated parking is provided for one vehicle.





Ground Floor



Floor 1



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

399 ft<sup>2</sup>  
37 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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.

**GIRAFFE 360**



## Starkings & Watson Hybrid Estate Agents

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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 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.