

Astley & co

ESTATE AGENTS



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Detached House

Master with En-suite

Quiet Location

This well-presented four-bedroom plus study detached home, built in 2015 by Persimmon Homes, offers modern living in a generous plot with a desirable south-facing garden. Designed for both comfort and convenience, the property benefits from low utility costs and minimal maintenance—perfect for a stress-free lifestyle. The spacious layout includes an open-plan kitchen and dining area, ideal for family life and entertaining. Enhancing the flexibility of the ground floor, elegant four-leaf wooden bi-fold doors connect the lounge and dining room, allowing the space to be opened up for larger gatherings. The rear garden is a standout feature—private, non-overlooked, and enjoying plenty of sunshine throughout the day thanks to its south-facing aspect, a rare find in newer developments. To the front, a substantial brick-weave driveway provides ample off-road parking for multiple vehicles.

Entrance Hall

Entrance door, stairs to first floor landing, door to kitchen, lounge, cloakroom and integral garage, radiator

Lounge 17' 0" x 11' 0" (5.17m x 3.35m)

Window to front, four leaf wooden bi-folding doors to kitchen, radiator x 2

Kitchen/Breakfast Room 22' 1" x 9' 9" (6.72m x 2.98m)

French doors to rear garden, window to rear, comprising a range of base and wall units with fitted work-top and tiled upstands, stainless steel sink and drainer, under counter built-in electric oven with induction hob and extractor above, integrated dishwasher, space for tall fridge freezer, door to utility room

Utility room 9' 9" x 5' 3" (2.97m x 1.61m)

Door to rear garden, cupboard housing wall mounted boiler, stainless steel sink and drainer, fitted units

Integral Garage 16' 8" x 8' 11" (5.07m x 2.73m)

Up and over door, power and light

First Floor Landing

Doors to all bedrooms, loft access, airing cupboard

Bedroom 1 13' 9" x 9' 6" (4.20m x 2.90m)

Window to front, integrated wardrobes, radiator, door to en-suite

En-suite 6' 5" x 5' 4" (1.96m x 1.62m)

Window to front, comprising shower cubicle, pedestal wash basin, WC, heated towel rail, part tiled walls

Bedroom 2 11' 2" x 9' 9" (3.41m x 2.98m)

Window to front, radiator

Four Bedrooms + Study

Open Plan Dining and Kitchen

South Facing Garden

Bedroom 3 9' 11" x 9' 0" (3.02m x 2.74m)

Window to rear, radiator

Bedroom 4 9' 9" x 9' 2" (2.97m x 2.80m)

Window to rear, integrated wardrobes, radiator

Bedroom 5/Study 9' 0" x 7' 5" (2.75m x 2.26m)

Window to rear, radiator

Family Bathroom 7' 10" x 9' 7" (2.38m x 2.91m)

Window to rear, comprising a fitted bath with shower over, pedestal wash basin, WC, heated towel rail, partly tiled walls

Cloakroom

Comprising WC, wash basin, radiator and tiled splashback

Rear Garden

Enclosed non overlooked private rear garden, mainly laid to lawn and paved sitting area, outside tap, outdoor electric point

Outside front

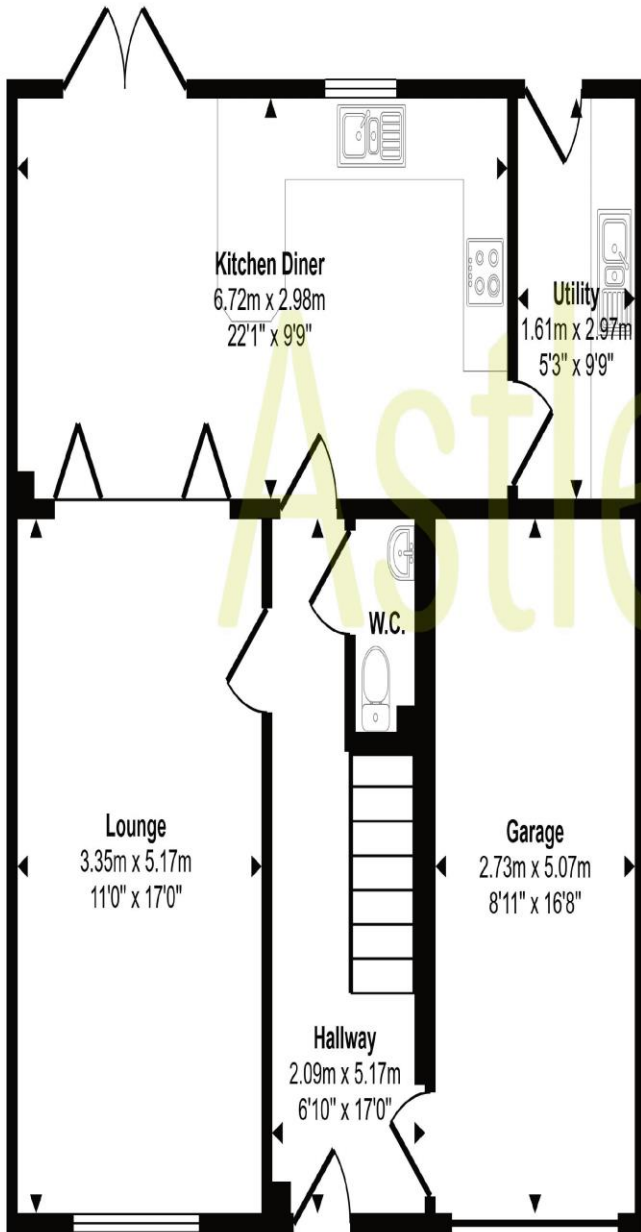
Large brick-weave driveway providing ample parking for several vehicles.





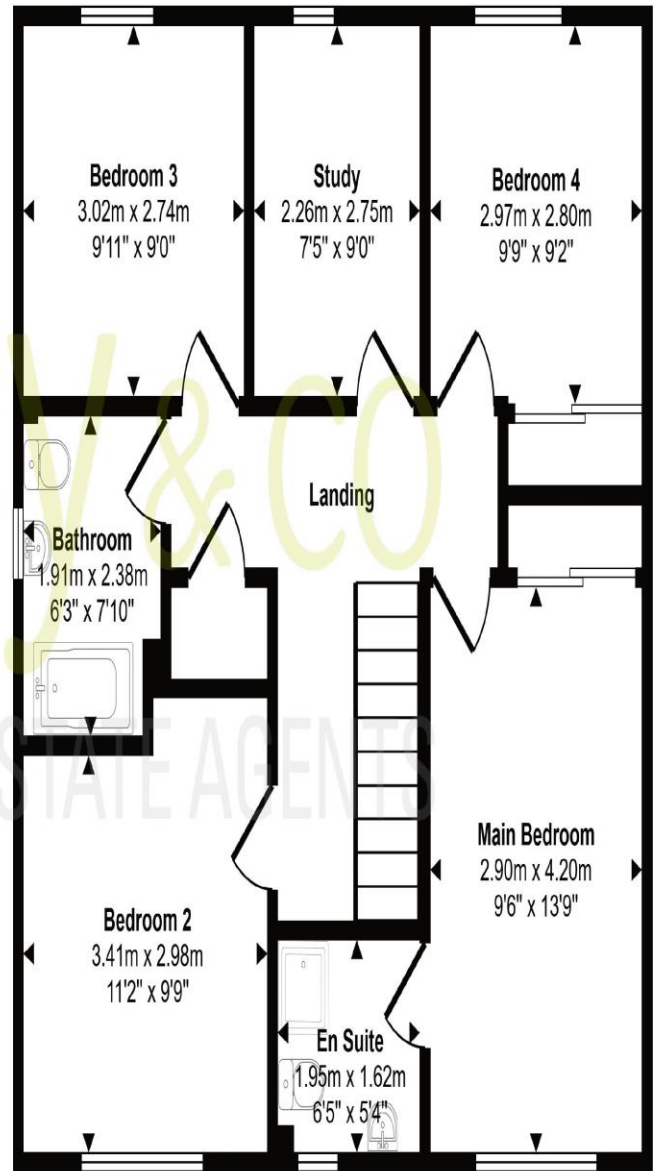
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
142 sq m / 1524 sq ft



Ground Floor

Approx 70 sq m / 751 sq ft



First Floor

Approx 72 sq m / 772 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.