

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, buildings, fixtures and fittings are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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ICONIC
ESTATE AGENTS

Elsing Road, Lyng
£375,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Immaculately Presented Detached Bungalow
- Three Good Size Bedrooms
- Recently Re-Fitted Kitchen/Diner
- 25ft Dual Aspect Lounge/Diner
- Conservatory
- Three Piece Family Bathroom Suite
- Mature Plot In Excess Of 1/4 Acre
- Garage & Driveway Offering Ample Parking
- Requested Rural Location
- EPC Rating E / Council Tax Band C

Description

Iconic estate agents are pleased to bring to the market this immaculately presented three bedroom detached bungalow in the sought after semi-rural village location of Lyng, to the outskirts of Norwich.

The property is situated on a plot in excess of ¼ acre and boasts generous accommodation that comprises; spacious entrance hall with doors to all the internal rooms and the three piece family bathroom suite which offers a shower over the bath. There is a generous 25ft lounge/diner with dual aspect windows and a recently installed wood burning stove. The three bedrooms are all of a good size with two being generous double rooms and both with fitted wardrobes.

There is a recently re-fitted 15ft kitchen with an eye level oven, electric hob and a range of base units. The conservatory overlooking the rear garden completes the internal accommodation.

Outside

Outside the property offers ample parking to the front and side of the bungalow along with a single garage. The mature rear garden offers an array of shrub and plant borders with a lawn garden being completely enclosed and private.

Location

The village is situated just 12 miles from Norwich City centre and 6 miles from East Dereham and offers the local residents a village shop and tea room along with a petrol station/garage, primary school and a recently renovated local pub

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Oil Fired Central Heating, Electricity and Broadband are all connected.

Local Authority

Breckland Council, Elizabeth House, Walpole Loke, Dereham, NR19 1EE
Council Tax C

Tenure

Freehold

Directions

Leave Norwich via the A1067 Fakenham Road heading through Taverham and Lenwade. Turn left onto the Lyng Road and follow the road through the village where it becomes The Street and then Elsing Road where the property 'Bishops Pawn' can be found past the shop on the right hand side.

