



Ivanhoe The Street, Lyng NORWICH NR9 5QZ

welcome to

Ivanhoe The Street, Lyng NORWICH

A spacious village cottage which combines a wealth of period features with modern style and space. It enjoys a tucked away lane setting in a popular and well served village with a range of amenities. offers flexibility, including ground floor studio room that might serve as guest bedroom,

Entrance Hall

with front door and stairway leading off

Living Room

with front window and fine feature fireplace with woodburner. opens to

Dining Room

with rear window and doors opening to rear garden.

Breakfast Kitchen

An impressive room with high vaulted ceilings featuring exposed room timbers and 3 rooflight windows adding another dimension to the room. further features of note are a section of old flint wall retained complete with old window being part of the original and now offering internal pantry cupboard. modern range of units and a wood-fired cooking range. large double glazed window panel.

Shower Room?WC

Studio Room

a split-level room with vaulted and sloped ceilings and views to the garden.

First Floor Landing,

with small window and 3 doors leading off

Bedroom 1

with front window, bespoke range of natural wood wardrobes and drawers, section of sloped ceiling and ornamental fireplace

Bedroom 2

with front window, section of sloped ceiling

Bathroom

an impressive room of good proportions combining modern style and traditional features. attractive

modern glass wash basin atop unit, WC bath and large shower tray.

Outside

a generous garden stretches away to the rear with options of patio to enjoy sun or shade. lawn. rose beds, pear tree, garden shed, greenhouse, purpose built WORKSHOP 2 gates from the parking spaces to the rear.

Agents Note For Buyers.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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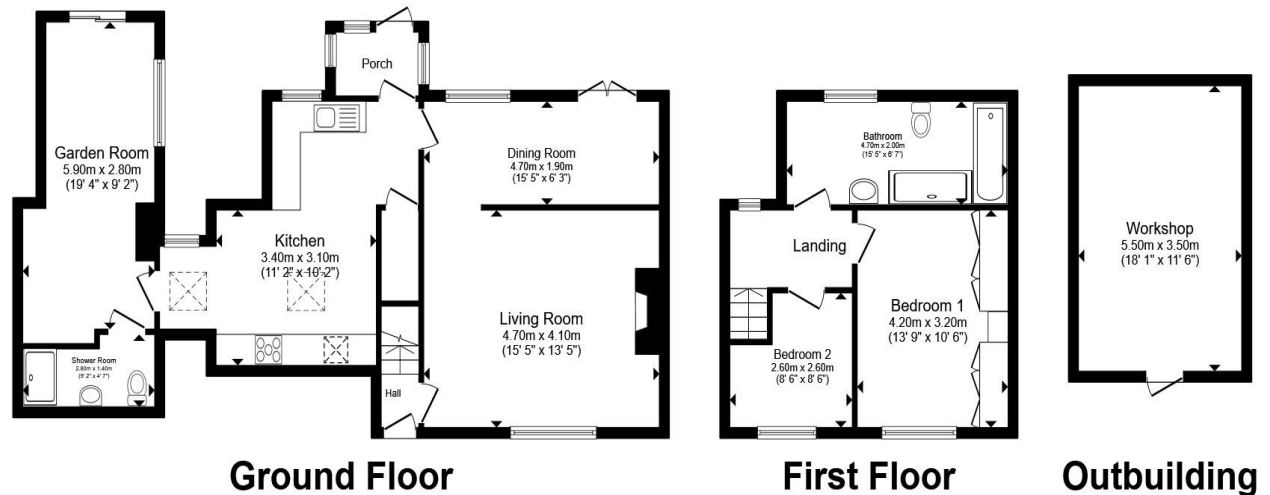
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Ivanhoe The Street, Lyng NORWICH

- modernised and remodelled period cottage
- wealth of character features
- modern space and style
- large rear garden
- sizeable purpose built workshop

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of
£350,000



Total floor area 127.5 m² (1,372 sq.ft.) approx

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.propertybox.io



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Property Ref:
RPM104035 - 0010

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