

FREEHOLD



Bungalow - Terrace

# RICHMOND CLOSE LYNG NORWICH NR9 5RG

Price Guide

£220,000

## FEATURES

- Semi Detached
- Two Bedrooms
- Sitting Room
- Entrance Hall
- Driveway
- No Chain
- Generous Size
- 18'5 Kitchen/Diner
- Enclosed Garden
- Village Location



# 2 Bedroom Bungalow - Terrace located in Norwich

Welcome to this cul de sac on Richmond Close in the charming village of Lyng, this extended end of terrace bungalow presents a wonderful opportunity for those looking to create their dream home. The property has a spacious layout that includes two generous double bedrooms, an impressive 18ft Sitting room and an equally large 18ft kitchen/diner, perfect for family gatherings or entertaining guests.

The enclosed private garden offers a peaceful retreat, ideal for enjoying the outdoors, while the driveway provides off-road parking for two vehicles, ensuring convenience for you and your guests. Lyng is a delightful village that caters to everyday needs, featuring a public house, a local convenience shop, a primary school, a garage, and a post office, all within easy reach.

For families, the property falls within the catchment area for the well-regarded Reepham School, making it an excellent choice for those with children. The village is conveniently located just 4 miles from Reepham and 7 miles from the bustling market town of Dereham, while the vibrant city of Norwich is a mere 12 miles away, offering a wealth of amenities and cultural attractions.

Please call now to arrange your viewing.

## Entrance Hall

Sealed unit double glazed entrance door to hall. Doors to sitting room, two bedrooms and bathroom.

## Sitting Room

18'5 max x 11'7 max

Two sealed unit double glazed windows to both front and rear aspects, two electric heaters, airing cupboard. Double glass panel doors through to the kitchen/Dining Room.

## Kitchen/Diner

18'5 x 7'4

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, three sealed unit double glazed windows, sealed unit double glazed door to rear, electric heater.

## Principal Bedroom

11'7 x 9'9

Sealed unit double glazed window to front, electric heater.

## Bedroom Two

11'9 max x 9'8

Wooden window to rear, electric heater.

## Bathroom

Wood window to rear, panel bath with screen and shower attachment, wc and wash hand basin.

## Outside

To the front of the property there is a good sized lawned area with driveway, side access path leading to gated rear garden. The rear garden is mainly laid to lawn and ready for you to landscape as you wish. Enclosed by panel fencing.





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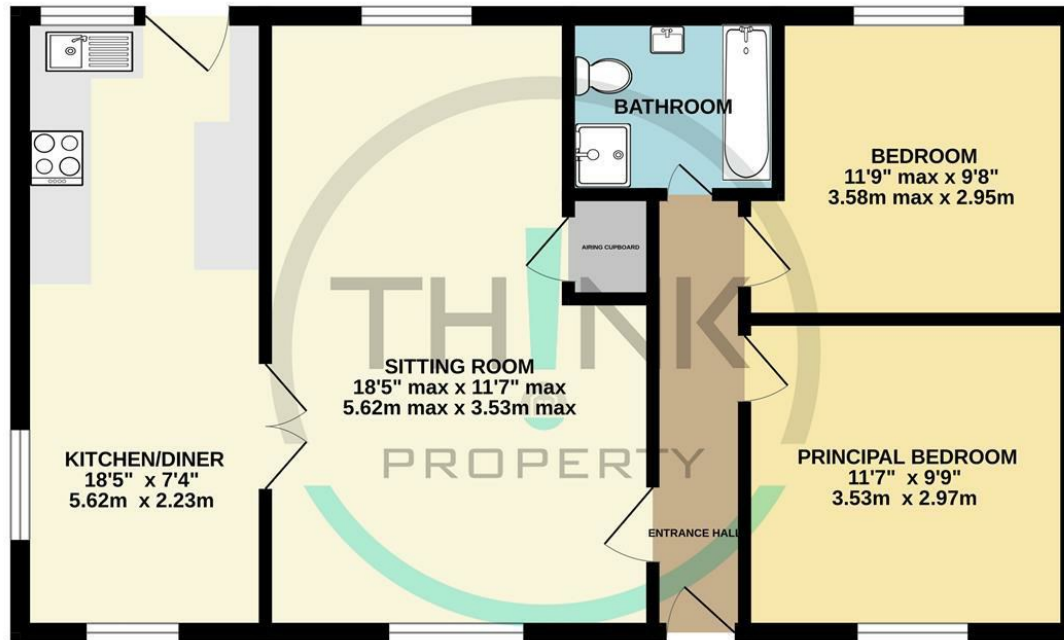
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## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council Tax Band

A

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		8	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

