



23 Heath Road, Lyng - NR9 5RT

£500,000 Freehold

This beautifully presented 4-bedroom detached family home offers modern elegance and comfort, featuring four spacious double bedrooms with fitted wardrobes, two contemporary en-suites, and a large enclosed rear garden. The property includes off-road parking for up to six vehicles and an integral garage, combining both practicality and luxury. Set in a peaceful environment with good neighbours, it provides a strong sense of community, making it an excellent choice for a family living in a highly desirable location.

Location

Heath Road in Lyng is a peaceful, rural location that offers the perfect balance between countryside living and easy access to local amenities. Set in a charming village, it is surrounded by beautiful open spaces, ideal for outdoor activities and enjoying nature. The location is just a 20-minute drive from the city of Norwich, providing convenient access to urban amenities, while the stunning Norfolk coast is only a 30-minute drive away, perfect for a day out by the sea. With nearby road links, the area offers a quick route to both the city and the coast, making it an ideal base for both work and leisure. The close-knit community, local shops, and schools make it a great choice for families and those seeking a quieter, yet connected, lifestyle.



Agents notes

We understand the property will be sold freehold, connected to mains services water, electricity and drainage.

Heating system-Oil Boiler

Tax Council Band-D



Heath Road, Lyng

Stepping through the spacious porch area, you are welcomed into the inviting hallway, featuring convenient cupboard space beneath the stairs. To the left, the **large, comfortable lounge** awaits, complete with a charming wood burner and French doors that open out onto the rear garden, flooding the room with natural light. The separate dining room boasts a large window offering views of the surrounding neighbourhood.

The heart of this home lies in the well-equipped fitted kitchen, a culinary haven adorned with modern finishes, ample built-in cupboard and counter space, and a convenient breakfast bar. Embraced by hardwood flooring, the kitchen opens to the rear garden through a side door, while a utility room provides additional counter space and a WC, with easy access to the integral garage.

Upstairs, you will find four generously proportioned bedrooms, each adorned with fitted wardrobes providing ample storage space. Two of these bedrooms feature en-suite bathrooms with modern showers, adding a touch of luxury to everyday living. The family bathroom offers a relaxing retreat, with a spacious layout accommodating both a bath and shower.

Additionally, a new boiler was installed less than a year ago, the property features double glazing throughout, and there are two loft spaces for extra storage.

Outside, the property reveals an enclosed rear garden, providing a space for outdoor relaxation and entertainment, complete with a wood storage shed.

To the front, the property offers off-road parking for up to six vehicles, alongside an integral garage, ensuring both convenience and security for residents.



Ground Floor
1028 sq.ft. (95.5 sq.m.) approx.



1st Floor
905 sq.ft. (84.1 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.

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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