



72 Station Road, Lingwood

Norwich



Minors & Brady

72 Station Road

This thoughtfully designed family home feels like it was made for everyday life and special moments alike. From the welcoming brick-waved driveway and charming oak porch to the subtle green front door, every detail hints at countryside warmth. Inside, the spacious entrance hall and clever storage solutions set the tone for practical yet stylish living, while the study/playroom with its bespoke playhouse sparks imagination and joy for children. Relaxed evenings are made effortless in the cosy sitting room, and mornings are brightened in the open-plan kitchen and garden room. Upstairs, the master suite offers a private setting with bespoke wardrobes and a sleek ensuite, complemented by four additional bedrooms for the whole family. Outside, the mature, enclosed garden with its lawn and patio provides a peaceful environment, creating a home that perfectly balances comfort, elegance, and family life.

- A home made for family life, where style meets practical, everyday comfort
- Charming brick driveway and oak porch, welcoming you in with subtle countryside character
- Airy, light-filled entrance hall with hidden storage and a cleverly tucked-away cloakroom
- Playful study/playroom featuring a bespoke built-in playhouse — a child's dream space
- Snug sitting room with soft carpets and neutral tones, perfect for cosy evenings or unwinding
- Heart-of-the-home kitchen and garden room, designed for cooking, dining, and gathering effortlessly
- Peaceful master suite with custom wardrobes and an ensuite, a private escape within the home
- Four versatile bedrooms, ideal for family, guests, or creative space.

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Lingwood, Norwich

The Location

Set within the charming and well-connected village of Lingwood, this home enjoys a peaceful residential setting while remaining close to everyday conveniences. The village is home to a friendly community, featuring a local convenience store, primary school, and village hall, as well as a train station with direct services to Norwich and Great Yarmouth, making it perfectly placed for both work and leisure travel.

For those who enjoy the outdoors, the surrounding countryside and nearby nature reserves, including Strumpshaw Fen, provide scenic walking routes and excellent opportunities for wildlife-watching, offering a serene escape from the bustle of daily life. The area also boasts farm shops, garden centres, and welcoming local pubs, adding to the village's warm and inviting atmosphere.

With excellent road links, including easy access to the A47, residents can enjoy the charm of village living without compromising on accessibility to the city. Lingwood perfectly balances a relaxed rural lifestyle with all the practical benefits of modern living.



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Lingwood, Norwich

Station Road, Lingwood

Situated in a popular area, this beautiful home brings the feel of the countryside into a practical, modern family space. From the moment you arrive, the brick-weaved driveway offers a generous welcome, providing ample space for multiple vehicles, while the stylish oak porch, rising proudly from its brick base, frames a subtle green front door, a nod to rural elegance.

Step inside and you're greeted by a spacious entrance hall bathed in natural light, its hard flooring flowing through the ground floor. A classy radiator cover doubles as a display shelf for treasured décor, while a discreet cloakroom/WC hides neatly beneath the stairs, a detail so well integrated you might not notice it at all.

To your right, the first of three reception rooms awaits, a versatile study or playroom. A large bay window floods the space with light, but it's the bespoke built-in playhouse, complete with its own little 'front door', that will capture the imagination of any child.

A modern glass-fronted fireplace with a wooden mantle brings warmth, while recessed shelving and desk space add function without compromising style. The sitting room offers a cosy contrast, with plush carpeting underfoot and a calming, neutral palette perfect for relaxed evenings with family.

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At the rear, the open-plan kitchen and dining area is the true hub of the house. Shaker-style cabinetry paired with chrome fixtures and a breakfast bar creates a timeless yet contemporary look.

A separate utility room keeps laundry and appliances discreetly tucked away. The dining area flows into a garden room/conservatory, where patio doors open onto the landscaped garden the perfect spot for morning coffee or evening entertaining.

The upper floor hosts five bedrooms, each with its own character. The master suite features bespoke fitted wardrobes with soft overhead lighting, and a private ensuite finished in a monochrome palette with a subtle crittall-style shower screen.

The family bathroom offers a three-piece suite, blending style and comfort.

Outdoors, the enclosed garden is bordered by mature shrubs and part brick walls, it offers both privacy and beauty. A well-kept lawn is complemented by a spacious patio — perfect for summer gatherings or quiet moments in the sun.

From its cleverly planned storage and family-friendly features to its elegant finishes and warm, welcoming flow, this home is more than a property — it's a place to grow, make memories, and truly live.

Agents Note

Sold Freehold

Connected to all mains services

Maintenance: £258 paid annually

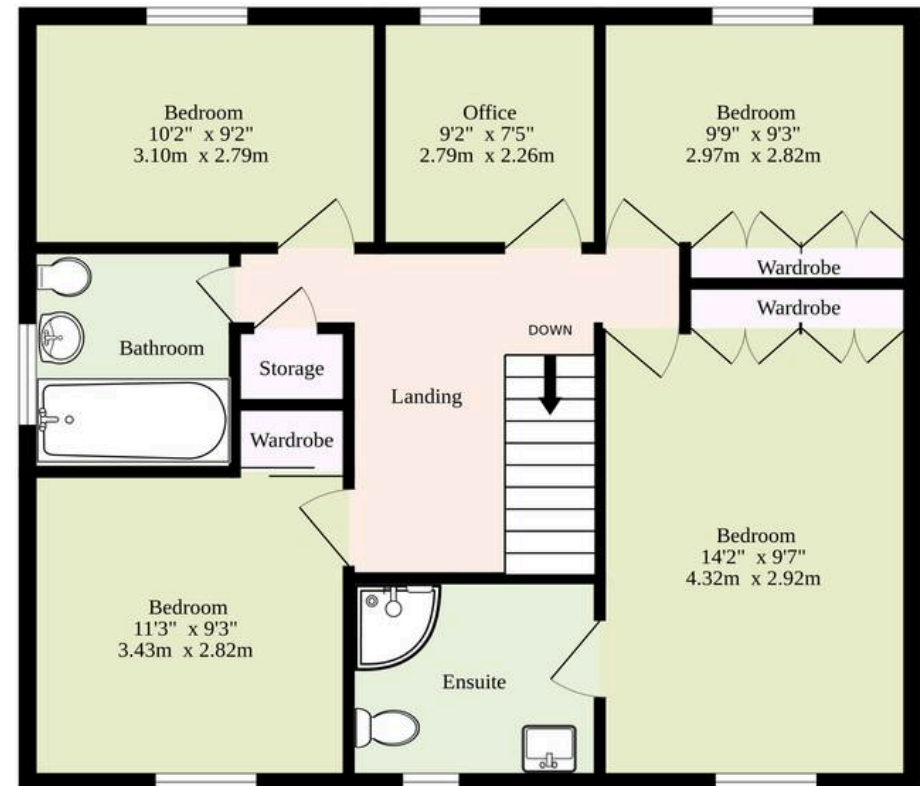


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Ground Floor
846 sq.ft. (78.6 sq.m.) approx.



1st Floor
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1481 sq.ft. (137.6 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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