



31 Richmond Place, Lyng

Norwich



Minors & Brady

31 Richmond Place

Lyng, Norwich

Offering modern village living within the desirable Wensum Valley, this newly built detached chalet-style home forms one of only four properties completed by the developer in the village since 2014. The well-arranged accommodation includes a bright open-plan living area with French doors opening onto the enclosed rear garden and a contemporary fitted shaker-style kitchen with integrated appliances, including a double oven, induction hob with extractor hood, integrated dishwasher and fridge freezer. The home also features a spacious ground-floor bedroom with a private ensuite shower room, while the first floor provides two further well-proportioned bedrooms served by a modern family bathroom. Additional benefits include a driveway providing off-road parking, an energy-efficient air source heat pump providing heating and hot water, underfloor heating to the ground floor with radiators to the upper level, downlights throughout except bedrooms and the living room, and the reassurance of a 10-year structural warranty, all within the highly regarded Reepham High School catchment area.

Location

Richmond Place is located in the popular village of Lyng, a well-regarded Norfolk village positioned between Dereham and Norwich, offering a pleasant rural setting with convenient access to nearby towns and amenities. The village itself provides a small selection of local facilities, including a village hall, church, public house and well-used community spaces, while everyday shopping, supermarkets, schools and additional services can be found in nearby Dereham, just a short drive away. Lyng is also well placed for access into Norwich, making it suitable for those who commute while still wanting a village environment. The surrounding Norfolk countryside offers plenty of walking routes and outdoor space, with the nearby River Wensum adding to the area's appeal for those who enjoy nature and outdoor activities.

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Entry is through the front door into an entrance hall where a useful storage cupboard provides practical everyday storage. A conveniently positioned WC is fitted with a contemporary suite including a wash basin with tiled splashback. Stairs rise to the first floor while internal doors lead through to the main living accommodation.

At the rear of the home, the open plan living area forms the central hub of the property. This spacious room is filled with natural light through multiple windows and a set of French doors which open directly onto the rear garden, creating an easy connection between the indoor living space and outside. The layout comfortably accommodates both seating and dining areas, making it well suited for everyday living as well as entertaining.

The kitchen is neatly arranged within this open space and features a modern shaker style kitchen with fitted cabinetry paired with work surfaces and tiled splashbacks. A selection of integrated appliances are built into the design, including a double oven, induction hob with extractor hood above, dishwasher and fridge freezer, along with an inset sink positioned beneath the window. The cabinetry provides generous storage while maintaining a clean and contemporary appearance.

Also located on the ground floor is a well proportioned bedroom positioned towards the rear of the property. This room benefits from its own ensuite shower room fitted with a walk in shower, WC and wash basin with tiling around the sanitaryware and heated towel rail, making it ideal for guests, family members requiring ground floor accommodation, or flexible use depending on requirements.

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Stairs rise to the first floor landing which provides access to two further bedrooms, both generous in size and filled with natural light. These rooms are served by a family bathroom fitted with a bath, WC and wash basin with tiled walls around the sanitaryware and heated towel rail.

Outside, the rear garden is enclosed with close board fencing, offering privacy and security. A paved terrace sits directly outside the French doors, creating a practical space for outdoor seating, while the remainder of the garden offers further scope for planting or landscaping.

To the front, a low level picket style fence defines the boundary while a driveway positioned to the side provides off road parking.

The home also benefits from an energy efficient air source heat pump providing heating and hot water, with underfloor heating installed across the ground floor and radiators serving the upper level.

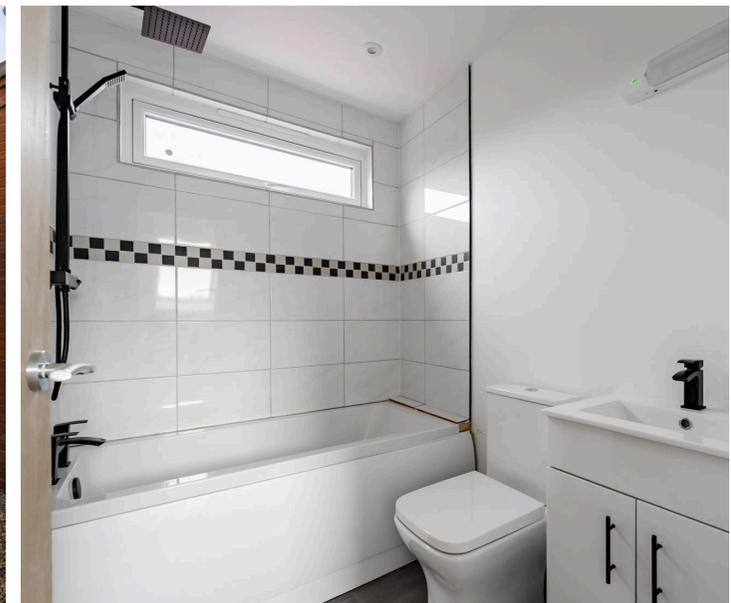
Agents notes

Sold freehold, connected to main services water, electricity and drainage.

Council Tax Band- TBD

Heating: Air source heat pump with underfloor heating to the ground floor and radiators.

Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

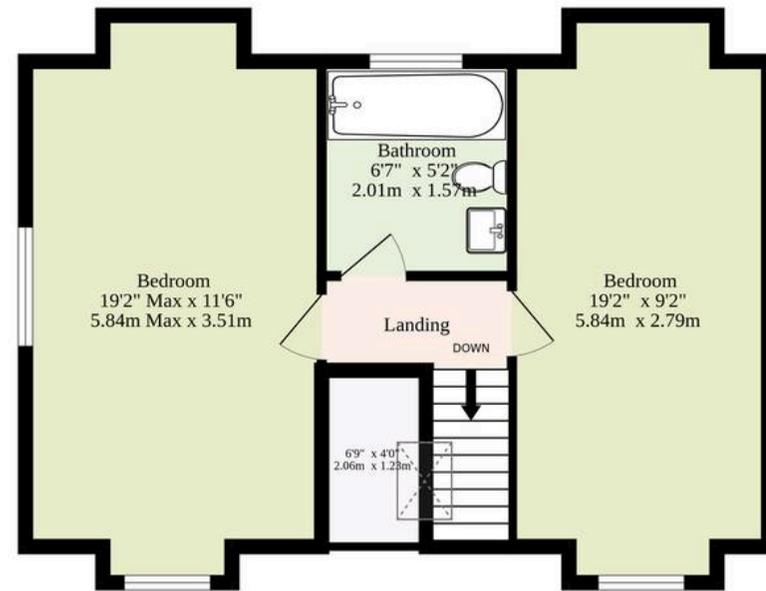


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Ground Floor
776 sq.ft. (72.1 sq.m.) approx.



1st Floor
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 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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