



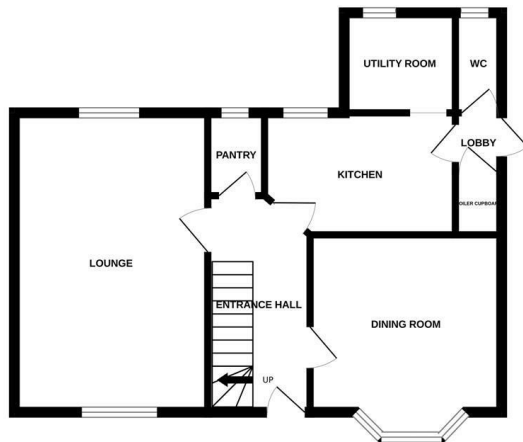
9 Lime Tree Avenue | | Norwich | NR7 0DA

Offers In Excess Of £350,000

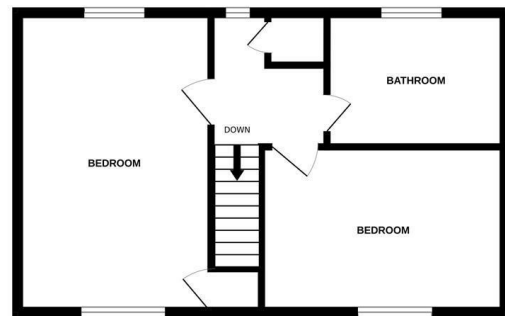
This superb larger-than-average two-bedroom semi-detached period property is located at the end of a quiet and desirable cul-de-sac in Thorpe St. Andrew, offering approximately 944sq ft (87.7 m²) of well-proportioned internal accommodation. Rarely available, the original timber front door opens into a welcoming hallway, leading to two spacious reception rooms perfect for relaxing or entertaining. The recently updated kitchen, fitted with stylish new units and solid oak worktop, has adjoining utility room and access to a rear porch including a boiler cupboard and convenient downstairs WC. Upstairs, a light-filled landing gives way to two generous double bedrooms, both with south-facing windows that overlook the expansive and private garden, while the main bedroom benefits from built-in storage. A well-maintained bathroom features both a bathtub and a newly installed shower & enclosure. Outside, the property boasts a large gravel driveway 700sq ft (65m²) behind attractive wrought iron gates, offering ample parking and access to the garage. A newly paved path leads to both front and side entrances. To the rear a secure courtyard area has an external tap and double power sockets, perfect for garden use. The garden is a true highlight: beautifully mature, exceptionally private, and ideal for outdoor living, complete with sunny spots and a terraced seating area. With double glazing and gas central heating throughout, this wonderful home combines timeless period features with modern convenience in a tranquil yet well-connected location.



GROUND FLOOR



1ST 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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Location

Lime Tree Avenue, situated just off Harvey Lane, Yarmouth Road in Thorpe St. Andrew, offers a prime location combining the tranquillity of suburban living with the convenience of easy access to local amenities and transport links. The property is in quiet secure surroundings, yet benefits from a variety of nearby pubs, restaurants and takeaways. It is close to supermarkets, and local shops including an award-winning butcher.

For families, the location is particularly advantageous due to its proximity to well-regarded schools, offering quality education options for children of all ages. A branch library is situated beside the St Williams Way primary school alongside the local health centre which is easily accessible, with doctors' surgery and pharmacy. A short walk down the public footpath to School Lane takes you directly to the River Green, Parish Church, and the open spaces of Thorpe Marshes nature reserve.

Norwich main railway station is just 1.7 miles away, while the Coach Station at Queens Road is 2.7 miles. Green Line and Red Line buses run regularly west to the rail station, city centre and Wymondham, or east to the Dussindale Centre, and Acle. For those who commute by car, Lime Tree Avenue's location offers easy access to main distributor roads, including the A47, facilitating smooth travel both within Norwich and to further destinations.

Accommodation Comprises

Front door to:

Entrance Hall 11'0" x 5'5"

Radiator, doors to lounge, dining room, kitchen and pantry and stairs to first floor.

Lounge 16'2" x 10'6"

Large double glazed window to front, and smaller double glazed window at back, two radiators. Original picture rails and floorboards, carpeted.

Dining Room 10'8" x 10'5"

Double glazed bay window to front southerly aspect, radiator. Original picture rails, floorboards, carpeted, original fireplace.

Kitchen 10'4" x 6'7"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, double glazed window, radiator.

Utility Room 6'0" x 4'10"

Double glazed window, stop cock, electrical sockets, services for washing machine.

Pantry 4'6" x 3'0"

Double glazed window, consumer unit, fitted shelves.

WC 5'6" x 2'6"

Low level WC, frosted double glazed window.

Rear Lobby 3'2" x 2'6"

Side door to garden, doors to boiler cupboard, WC and kitchen.

Boiler Cupboard 3'6" x 2'6"

Boiler, shelves.

First Floor Landing 7'3" x 6'7"

Double glazed window, doors to two bedrooms and bathroom, airing cupboard with electric immersion heater.

Bedroom One 16'2" x 10'6"

Full width, two windows, radiator, built in storage, carpeted floor, original feature fireplace.

Bedroom Two 13'3" x 9'0"

Double glazed window to front, carpeted floor, electric radiator, original feature fireplace.

Bathroom 9'7" x 6'7"

Double glazed window, part tiled walls, bath, separate shower cubicle, w/c, hand wash basin, radiator, towel rail.

Outside

A plot of almost ¼ of an acre is entered through secure wrought iron double gates to the gravelled driveway providing parking for several vehicles and access to the garage. New paths lead to the front and side entrances, a wooden side access gate by the house leads to a courtyard at the rear of the property. There is a greenhouse, wooden shed and a large lawned garden with mature plants, shrubs, trees and terraced area ideal for entertaining or alfresco dining.

Garage 18'4" x 9'10"

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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