



Lime Tree Avenue, Long Stratton - NR15 2TL



Lime Tree Avenue

Long Stratton, Norwich

Occupying a tranquil setting on a SOUGHT AFTER CUL-DE-SAC, this SUBSTANTIAL THREE-STOREY FAMILY HOME offers a picturesque blend of CONTEMPORARY LIVING and RURAL CHARM. Boasting over 1630 sq. ft (stms) of WELL PRESENTED ACCOMMODATION, this residence OVERLOOKS GREEN SPACE to the front and backs onto sprawling FIELDS at the REAR. An impressive 21' SITTING ROOM, separate DINING ROOM, and private STUDY provide ample space for both relaxation and productivity, with a W.C leading off the HALL. The heart of the home lies in the 15' KITCHEN/BREAKFAST ROOM, complete with an open UTILITY ROOM for added convenience. The property features FIVE generously proportioned BEDROOMS over TWO LEVELS, including an EN SUITE to the main bedroom, family bathroom, and additional shower room. Further enhancing this abode is a garage and enclosed LAWNED GARDENS gardens, offering a tranquil haven with a non-overlooked rear aspect. Enjoy AL FRESCO DINING or a moment of relaxation on the paved patio, seamlessly extending from the French doors of the expansive sitting room.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Substantial Three Storey Family Home
- Overlooking Green Space & Backing onto Fields
- Over 1630 Sq. ft (stms) of Accommodation
- 21' Sitting Room, Sperate Dining Room & Study
- 15' Kitchen with Open Utility Room
- Five Spacious Bedrooms
- En Suite, Family Bathroom & Shower Room
- Garage & Enclosed Gardens with Non-Overlooked Rear Aspect

Situated in Long Stratton, a South Norfolk village, where there is an extensive range of everyday shopping amenities and local bus and road links. Schooling can be found close by, with a fully equipped gym and a range of keep fit classes, doctors surgery, post office, dentist and veterinary practice. The A140 leads to both Norwich and Diss, with both offering a main line railway station serving London Liverpool Street.

SETTING THE SCENE

Tucked away at the end of a cul-de-sac and approached via a tandem tarmac driveway, off road parking is provided for several vehicles with access leading to the main property and adjacent garage. The front gardens are enclosed with mature hedging and shrubbery offering a secluded space overlooking open green.



THE GRAND TOUR

A gated access leads to the rear garden whilst a pathway takes you to the main entrance door. Stepping inside, the hall entrance is finished with fitted carpet underfoot whilst stairs rise to the first landing and useful built-in storage cupboard sits below. Immediately on your left as you enter is the ground floor study offering a front facing window overlooking the gardens and green space, with fitted carpet underfoot and potential for a variety of uses. Sitting opposite, the dining room also enjoys front facing views with fitted carpet underfoot and a position situated opposite the kitchen. The main sitting room is centred on a feature fireplace with fitted carpet running through the space and triple aspect views via the rear facing windows and French doors. A ground floor WC offers a white two piece suite with tiled splash-backs, whilst a door takes you into the kitchen with a further opening to the utility room. The kitchen itself offers an L-shaped arrangement of wall and base level units, with integrated cooking appliances including an inset electric ceramic hob with stainless steel splash back and extractor fan, with a built-in eye level electric double oven with integrated appliances including a fridge freezer and dishwasher. Matching up-stands run around the work surface with tiled effect flooring underfoot and a rear facing window, with the utility room offering a matching style, with space for laundry appliances including a washing machine, whilst a door takes you to the driveway. Heading upstairs, the first floor landing offers a useful built-in storage space with further stairs to the top floor and a useful built-in airing cupboard. The main bedroom sits at the front of the property overlooking open green space via two front facing windows, with twin built-in double wardrobes to one side, with fitted carpet underfoot. A door takes you to the adjacent en suite which offers a white three piece suite including a walk-in shower cubicle with tiled splash-backs and thermostatically controlled shower. The second bedroom faces to the rear of the property with a built-in wardrobe whilst the third bedroom also includes two built-in storage cupboards. The family bathroom offers a white three piece suite including tiled splash-backs with a mixer shower tap over the bath and tiled effect flooring underfoot.

The top floor landing offers a velux window to rear which floods the space with natural light, with doors leading to two further double bedrooms both enjoying dual views via a front facing window overlooking the open green space and a rear facing velux window. Completing the property is the top floor shower room which offers a white three piece suite with a thermostatically controlled shower and tiled splash-backs and tiled effect flooring underfoot.

FIND US

Postcode : NR15 2TL

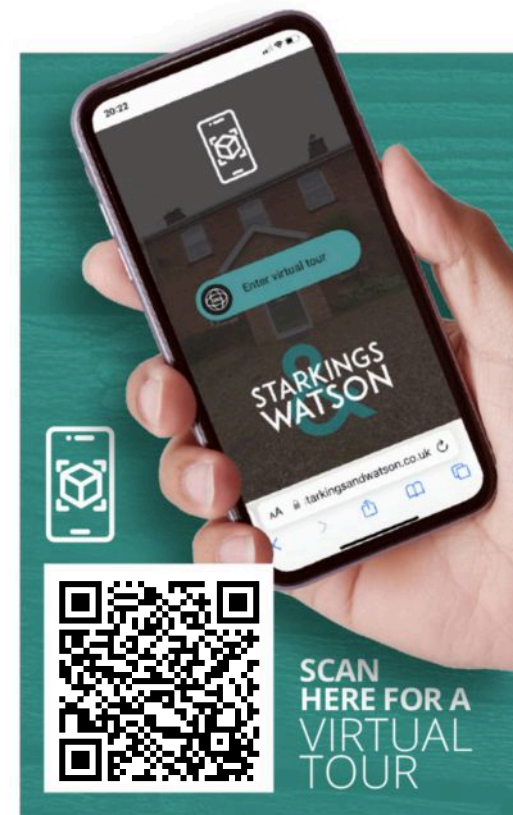
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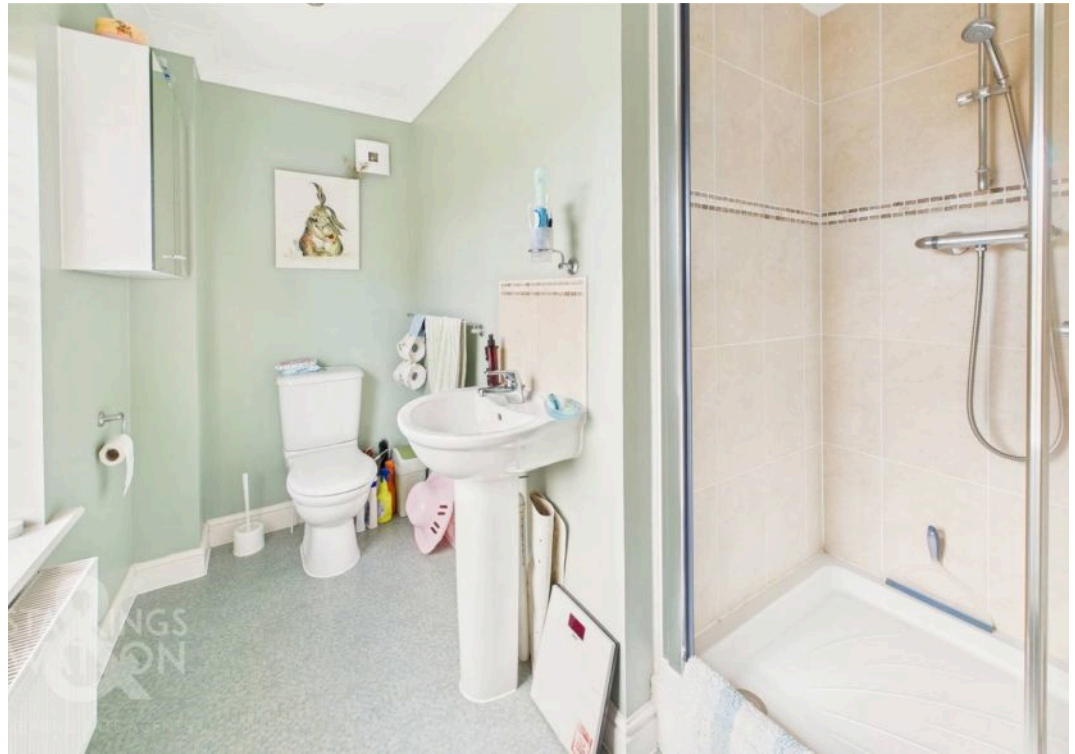
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

An annual service charge for the upkeep of the communal green space on the development is charged in the region of £148.13 PA.



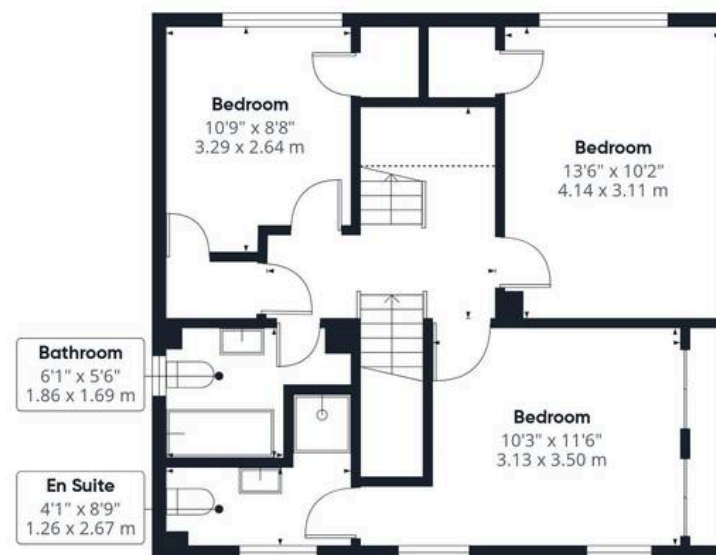
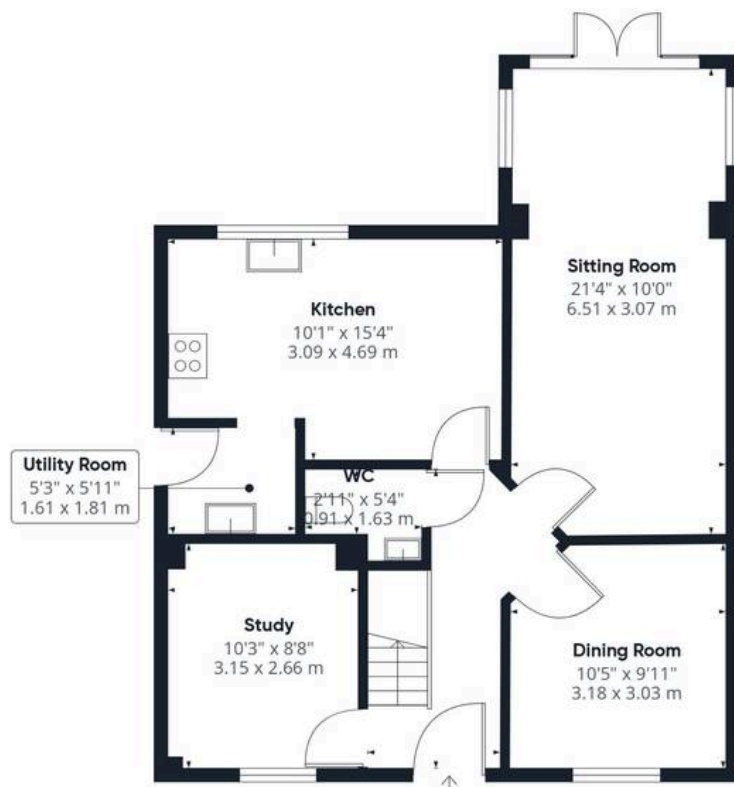




THE GREAT OUTDOORS

To the outside, the rear garden offers a private lawned garden with a non-overlooked rear aspect - enclosed with timber panel fencing to all sides. A useful timber shed offers storage, with a variety of mature planting to the boundaries and a useful patio area which extends from the sitting room French doors. An outside water supply is provided, with a gated access leading to the driveway. The garage offers an up and over door to front, power and lighting.





Floor 1



Floor 2

Approximate total area⁽¹⁾

1635 ft²

152.1 m²

Reduced headroom

93 ft²

8.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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