



Lime Tree Avenue, Long Stratton, NR15 2TL

Asking Price Of £380,000



01508 531331

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Property Features

- No onward chain
- Double detached garage
- Southerly facing rear gardens
- En-suite facilities
- Utility
- Versatile living space
- Freehold
- Council Tax Band E
- Freehold
- Energy Efficiency Rating TBC.

Full Description

The property enjoys from being set back from the road upon a corner plot position found to the south of the village upon a quiet residential no-through road and surrounded by similar attractive properties. The thriving and well served village of Long Stratton is situated along the A140 and offers an extensive and diverse range of many day to day amenities and facilities, whilst being within easy reach of the historic market town of Diss, situated twelve miles to the south, and within commuting distance to Norwich, found thirteen miles to the north.

The property comprises an executive five bedroom house being built twelve years ago by respected national builders Persimmon Homes of modern construction with high thermal insulation levels, sealed unit upvc double glazed windows and doors, heated by air source heat pump via radiators. Throughout the property offers spacious accommodation with well proportioned rooms all flooded by plenty of natural light. Particular notice drawn to the master bedroom at first floor level having the luxury of en-suite facilities, whilst at ground floor level there is the benefit of two reception rooms and office/study.

The property has off-road parking leading up to the double detached garage (measuring 17' 1" x 16' 7" (5.21m x 5.08m) with two up and over doors to front, power/light connected, storage space within eaves, personnel door to side giving access to rear gardens. The main gardens are of a generous size having been landscaped with ease of maintenance in mind being predominantly paved with a central area of lawn and having a good deal of privacy/seclusion within.



The rooms are as follows:

ENTRANCE HALL:

17' 6" x 6' 3" (5.35m x 1.92m)

Access via composite door to front, a pleasing and spacious first impression. Stairs rising to first floor level and oak internal doors giving access to the principal rooms. Under stairs storage cupboard to side.

WC:

4' 10" x 2' 10" (1.48m x 0.88m)

With corner hand wash basin to side with tiled splashbacks, low level wc and tiled flooring.



RECEPTION ROOM ONE:

15' 0" x 17' 6" (4.59m x 5.34m)

A bright and spacious double aspect room with French upvc doors to rear giving views and access onto the rear gardens.

RECEPTION ROOM TWO:

8' 11" x 10' 7" (2.73m x 3.25m)

With window to side, tiled flooring and serving well as a formal dining room if required.



OFFICE:

8' 1" x 10' 10" narrowing to 7' 9" (2.48m x 3.32m narrowing to 2.37m) Double aspect to front of the property.

KITCHEN/DINER:

17' 6" narrowing to 10' 9" x 11' 3" (5.35m narrowing to 3.30m x 3.43m) maximum measurements. With windows to the front and rear aspect, the kitchen offers an extensive range of wall and floor units, granite work surfaces, integrated appliances with fitted fridge/freezer, dishwasher, water softener, four ring electric hob with extractor above, double oven to side.



UTILITY:

6' 4" x 5' 1" (1.95m x 1.56m)

Fitted to the same standard as the kitchen with granite work surfaces, storage units, inset stainless steel sink and space for white goods.

FIRST FLOOR LEVEL - LANDING:

Giving access to the bedrooms and bathroom via oak internal doors, built-in airing cupboard to side housing the pressured hot water cylinder.



GROUND FLOOR



BEDROOM ONE:

10' 10" x 10' 10" (3.32m x 3.32m)

With window to rear aspect being a spacious double bedroom with two double built-in storage cupboards and the luxury of en-suite facilities.

EN-SUITE:

5' 7" narrowing to 3' 6" x 10' 9" (1.71m narrowing to 1.08m x 3.30m) With frosted window to front comprising a matching suite in white with tiled shower, low level wc and hand wash basin. Heated towel rail and tiled flooring.

BEDROOM TWO:

14' 11" x 10' 7" narrowing to 8' 8" (4.56m x 3.25m narrowing to 2.65m) With window to the side aspect being a large double bedroom.

BEDROOM THREE:

11' 10" narrowing to 9' 3" x 7' 9" (3.62m narrowing to 2.84m x 2.38m) With window to side and being able to cater for a double bed if required.

BEDROOM FOUR:

9' 6" x 10' 9" narrowing to 8' 4" (2.91m x 3.28m narrowing to 2.56m) With window to front being a double bedroom.

BEDROOM FIVE:

6' 11" x 10' 7" (2.13m x 3.25m)

With window to the side aspect being a good sized single bedroom.

BATHROOM:

5' 2" x 8' 2" (1.59m x 2.49m)

With frosted window to front comprising a three piece suite with panelled bath and shower over, low level wc and hand wash basin. Heated towel rail and tiled flooring.

OUR REF: LO927

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

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