

3A Lime Tree
Avenue
Norwich
NR7 0DA







3A Lime Tree Avenue

Guide Price £725,000

The extremely versatile family home and annex...

Set along one of Thorpe St Andrew's most desirable and peaceful roads, this impressive and versatile property offers a substantial five-bedroom detached house alongside a beautifully converted three-bedroom detached annex, providing exceptional flexibility for multi-generational living, guest accommodation or potential income.

Positioned on Lime Tree Avenue, the property enjoys a wonderfully quiet setting while remaining within easy reach of Norwich city centre. Excellent transport links are close by, including convenient access to Norwich railway station, the city's vibrant amenities, and the nearby football stadium, making this an ideal location for those seeking both tranquillity and connectivity.

The main house offers generous and well-proportioned accommodation throughout. A welcoming entrance porch leads into a spacious hallway, immediately highlighting the impressive scale of the home, with useful understairs storage and a conveniently placed ground floor cloakroom. The kitchen is well equipped and provides ample workspace, while the range of reception rooms allows for a highly adaptable layout suited to modern family life. The sitting room, centred around a working fireplace, enjoys a pleasant outlook over the garden, while a separate dining room links neatly back to the kitchen, creating an easy and practical flow for both everyday living and entertaining. Further enhancing the versatility of the ground floor are two additional rooms, both of which have previously been used as bedrooms and could equally serve as a study, office, playroom or snug. To the rear, the conservatory offers an additional bright reception area with lovely views across the garden, as well as plumbing for further appliances if required.

Upstairs, the property continues to impress with a selection of spacious bedrooms. The principal bedroom is particularly generous and benefits from extensive fitted storage, while bedroom two features its own en-suite shower room. A further bedroom enjoys access to a dedicated dressing room, adding to the practicality and flexibility of the layout. A large family bathroom with a separate bath and shower enclosure completes the first floor.

Outside, the property sits within a mature and established plot with a lovely sense of privacy. The rear garden features patio seating areas, a pond, vegetable patches and a variety of planting, creating a pleasant outdoor environment. Two separate driveways provide ample parking for several vehicles, and there is also a garage connected to the main house.

A standout feature of the property is the detached three-bedroom annex, which was thoughtfully converted from a former swimming pool building in 2015. The annex is modern, bright and beautifully designed, with a spacious open-plan kitchen, dining and living area enhanced by three sets of sliding doors that allow natural light to flood in. The accommodation includes three bedrooms, including an exceptionally large principal bedroom with its own en-suite shower room and private access through another set of sliding doors, as well as a generous wet room with disabled access.

Altogether, this is a rare opportunity to acquire a substantial and highly adaptable home in one of Thorpe St Andrew's most sought-after locations, combining peaceful surroundings with convenient access to Norwich's city centre, rail connections and everyday amenities.

Agents notes...

A pre-recorded walk-around tour is available for this property.

Planning permission has been granted to split the property into two separate dwellings.

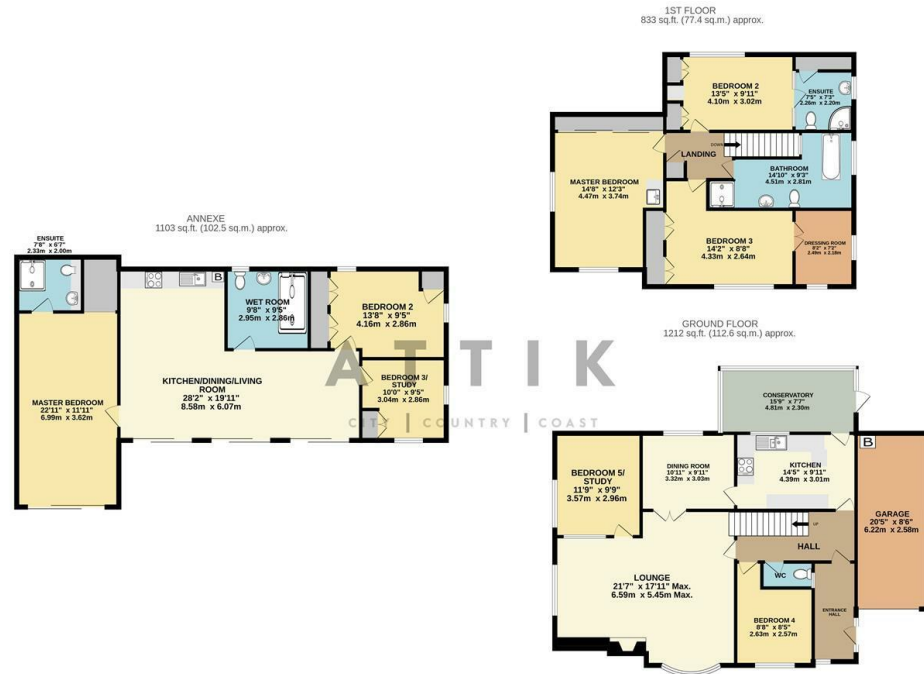
The properties are EPC rated separately;

The House 67D/75C

The Annex 79C/87B

Both properties have their own gas-fired boilers.





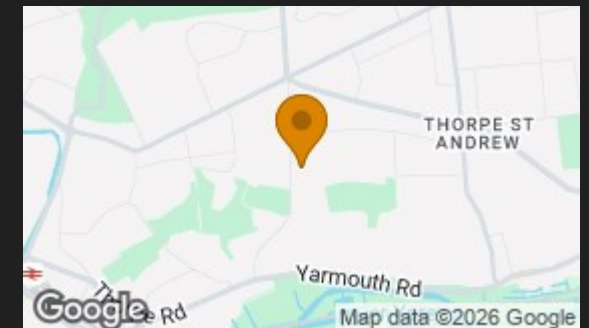
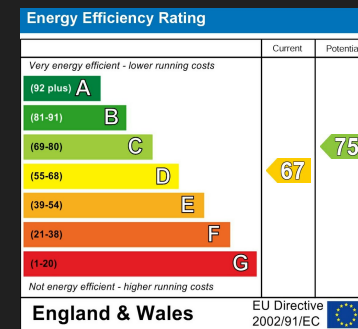
TOTAL FLOOR AREA: 3148 sq.ft. (292.5 sq.m.) approx.

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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Local Authority
Broadland

Council Tax Band
E

Directions



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

ATTIK
CITY | COUNTRY | COAST



Norwich Office Sales
201 Plumstead Road
Norwich
NR1 4AB



Contact
01603 964777
enquiries@attikccc.co.uk
www.attikccc.co.uk