



Lime Tree Avenue, Long Stratton - NR15 2TL



## Lime Tree Avenue

Long Stratton, Norwich

This DETACHED BUNGALOW offers over 1260 sqft (stms) of accommodation on a GENEROUS PLOT with total PRIVACY. This Property benefits from a SPACIOUS and VERSATILE LAYOUT presenting an excellent opportunity for personalisation. Set back from the road with a TANDEM DRIVEWAY and GARAGE, the accommodation consists of a ENTRANCE HALLWAY with 14' KITCHEN including built-in storage, OPEN PLAN SITTING/DINING SPACE, THREE DOUBLE BEDROOMS off the hallway, FAMILY BATHROOM with shower over bath, adjacent W.C and spacious GARDEN ROOM with French doors to the rear GARDEN and GARAGE access.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Popular Village Location
- Close to Local Ammenities
- Over 1260 sqft (STMS) of Accommodation
- Open Plan Living / Dining Room
- Garden Room
- Three Double Bedrooms
- Off-Road Parking and Garage
- Scope to Personalise and Remodel

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

The Property is approached off the road with patio walkway adjacent to the frontage, mostly comprised of a well kept lawn with mature shrubs and trees leading to the main porch entrance.



## THE GRAND TOUR

The main entrance opens into a welcoming hallway, featuring fitted carpets and ample space for coats and shoes. Double glass doors allow the entrance to be closed off from the hallway. To the left, the dual-aspect kitchen offers a bright and functional space with tiled flooring, numerous large storage cupboards, and a range of light wood-finished wall and base units. There is ample room for essential appliances, complemented by a stainless steel sink and light tiled splashbacks. Adjacent, the open-plan dining and living area features fitted carpets, dual-aspect uPVC double-glazed windows, and characterful high ceilings in the living space. Three double bedrooms, all with fitted carpets, provide comfortable accommodation, the spacious 13-foot main bedroom boasts mirrored integrated wardrobes and a large window overlooking the rear gardens. Centrally located are a WC and family bathroom featuring tiled flooring and tiled splashbacks. The bathroom is equipped with a three piece suite with bath and overhead shower. Completing the accommodation is the garden room, a light and airy space with white walls, tiled flooring, and an abundance of natural light. A side door provides access to the garage, and French doors open onto the enclosed rear gardens.

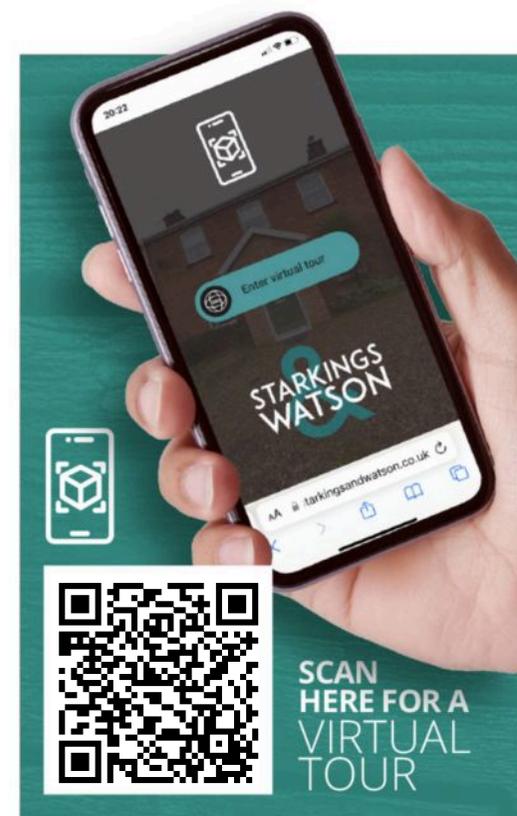
## FIND US

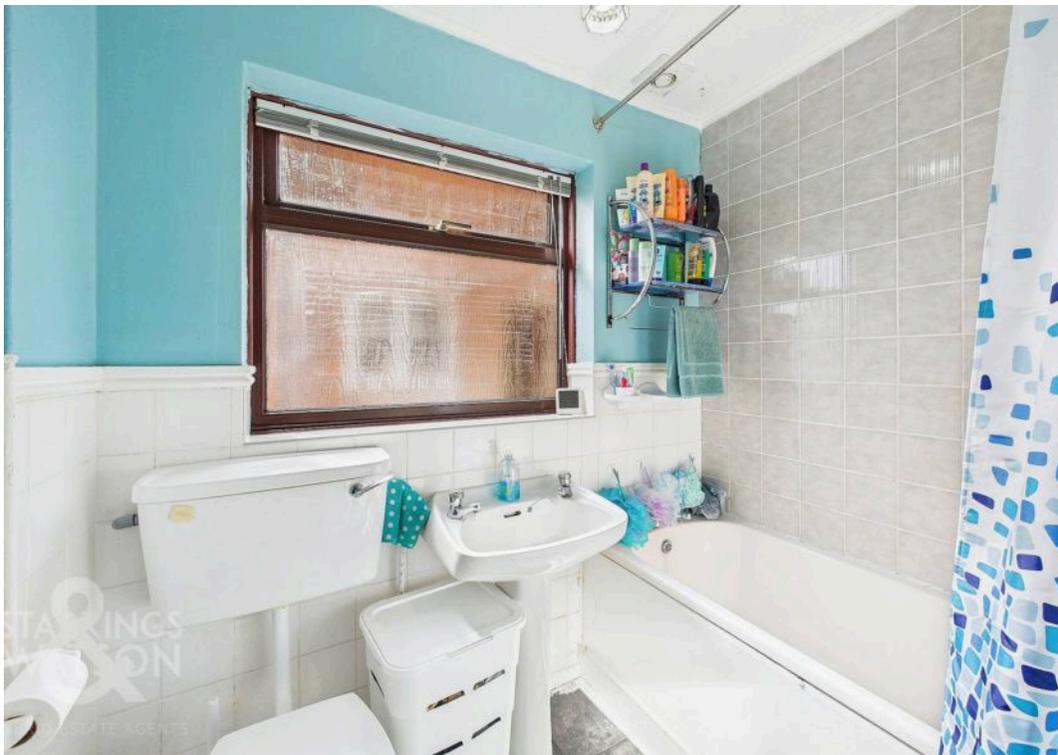
Postcode : NR15 2TL

What3Words : ///cocoons.flip.exist

## VIRTUAL TOUR

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







## THE GREAT OUTDOORS

The rear garden features a patio area enclosed by a wood picket fence. A paved walkway leads to a metal gate, providing access to the front of the property. The remaining garden is predominantly laid to lawn, enhanced by mature shrubs that ensure complete privacy. A summerhouse shed offers valuable storage space.

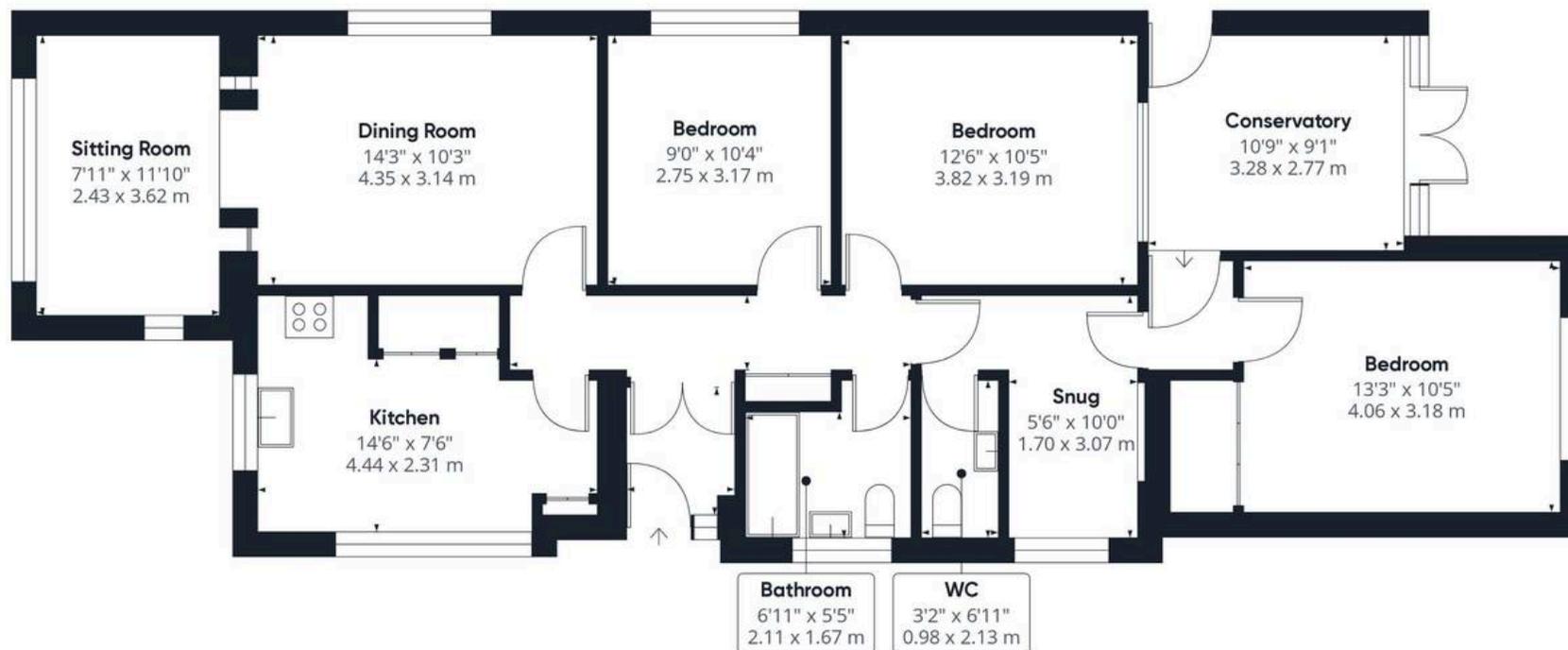
### Garage

Single Garage

### Driveway

2 Parking Spaces





Ground Floor Building 1

**Approximate total area<sup>(1)</sup>**

1085.75 ft<sup>2</sup>  
100.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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