



LIME TREE CLOSE

HESSETT IP30 9AY

£400,000
FREEHOLD

This delightful 3 bedroom link detached home is pleasantly located in the sought after village of Hesselton. With sitting/dining room, study, kitchen, ground floor bathroom, 3 bedrooms and cloakroom on the first floor, garage and good size established gardens with stunning field views.

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LIME TREE CLOSE, HESSETT

- Beautifully Presented 3 Bedroom Property
- Impressive Corner Plot
- Fantastic Village Location
- Gas Central Heating
- Extensive Gardens With Field Views
- Separate Study
- Ample Sized Accommodation
- Driveway And Garage
- Viewing Highly Recommended
- Come And Take A Look At Our 360 Tour



Entrance Hallway

Double glazed door to front, double radiator, laminate floor, storage cupboard under stairs and stairs leading to first floor.

Downstairs Bathroom

Double glazed window to side, heated towel rail, tiled floor, double shower, pedestal hand wash basin, low level WC, medicine cabinet, extractor fan.

Kitchen

Cupboards over and base level units under with drawers, 1 ½ stainless steel sink, double glazed window to rear, half tiled surround, laminate floor, integrated oven, hob and extractor, double glazed door to side, cupboard housing boiler.

Side/Inner Hallway

Door leading to front and rear garden, base units and access to garage.

Lounge/Dining Room

2 x double radiators, double glazed window to front and double glazed French doors leading to garden, fireplace surround.

Study

Double glazed windows to front and rear, double radiator.

Landing

Cupboard housing hot water tank.

Bedroom 1

Double glazed window to front, built in slide wardrobes, double radiator.

Bedroom 2

Double glazed window to rear, double radiator, loft access, storage cupboard.

Bedroom 3

Single radiator, storage cupboard, double glazed window to rear.

Upstairs WC

Low level WC, pedestal hand wash basin, extractor fan.

Front Garden

Corner plot, laid to lawn with mature shrubs, gravel driveway with access on both sides and garage.

Rear Garden

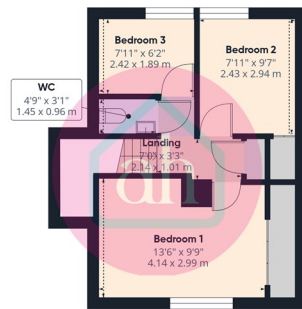
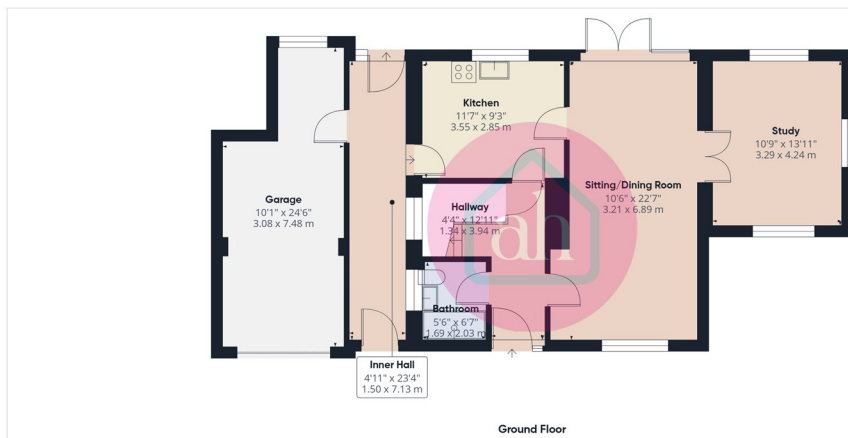
Laid to lawn, patio area, shed and summerhouse to remain, mature shrubs and hedges with field views to rear.

Garage

Power and light connected, up and over door with double glazed window to rear.

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Approximate total area^{net}
 1323 ft²
 122.7 m²

Reduced headroom
 10 ft²
 1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

EPC Rating: Council Tax Band: D

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