



Lime Tree House  
Gorleston | Norfolk | NR31 8AZ

# THE FUTURE'S BRIGHT



A contemporary home with so much style, bright open spaces for family life and entertaining sit comfortably alongside more intimate rooms where you can get away from it all. Beautifully finished and filled with light, the house has a lovely private garden with a sunny terrace and an easy flow between the inside and outside space. Walking distance to all amenities and less than two miles from the golden sands of Gorleston Beach, this is a superb all-rounder.











- An Immaculately Presented and Spacious Detached Family Home
- Extended by the Current Owners
- Four/Five Bedrooms; Two Ensuite
- Stunning Open Plan Kitchen and Utility Room
- Three Further Receptions Rooms
- Underfloor Heating to the Downstairs Accommodation
- Double Garage and Ample of Road Secure Parking
- Attractive and Low Maintenance Rear Garden
- The Property Extends to 2565sq.ft
- EPC rating B

This impressive modern property has been home to the owners since it was newly built in 2008. They've maintained it to a high standard over this time and have extended it significantly, so it now offers excellent accommodation that's perfect for any couple or family.

#### Sunny And Sheltered

Low-maintenance but high spec, this stylish and attractive home is sure to appeal. From the road, the frontage catches the eye and the mature tree offers shade on the lush front lawn. Go through the gates, close them behind you and it's wonderfully private. The owners have an outdoor dining area facing west, nestled in a sheltered corner outside the kitchen breakfast room and sitting room. Another area for outside seating and dining can be found on the decking to the rear. Here again you're sheltered but you enjoy both morning and afternoon sun. The private area of lawn then stretches down to the end of the garden where you'll find a storage shed. There's plenty of parking on the driveway and a double garage too.

#### Room For Crowds and Quiet Corners

As you explore inside the house, you'll see it offers all the advantages of a modern property without the pitfalls of open plan living. Large rooms lend themselves to entertaining, but you can always find a quiet corner to relax. The spectacular kitchen breakfast room is the heart of day-to-day family life and has ample space for a large seating area or a family dining table and a couple of armchairs, as well as having a central breakfast bar. French doors lead out onto the terrace. There's a separate dining room for more formal occasions and the owners love entertaining in here. This would also make a great playroom, keeping children's toys contained so you can relax in the sitting room without having to clear everything away. This sitting room is another impressive space, with two sets of bifold doors and a stunning contemporary fire. There's a useful study on the ground floor too.

#### A Sense Of Style

Upstairs, the master suite feels truly luxurious, with his and hers basins in the stylish en-suite and a lovely walk-in wardrobe. The second bedroom is also en-suite and ideal as a guestroom. Two further bedrooms to the rear of the house share the tasteful family bathroom. Both have built-in storage. There's also an additional dressing room that's sure to be a hit with anyone who loves fashion, or as a tidy and easily accessible storage area.



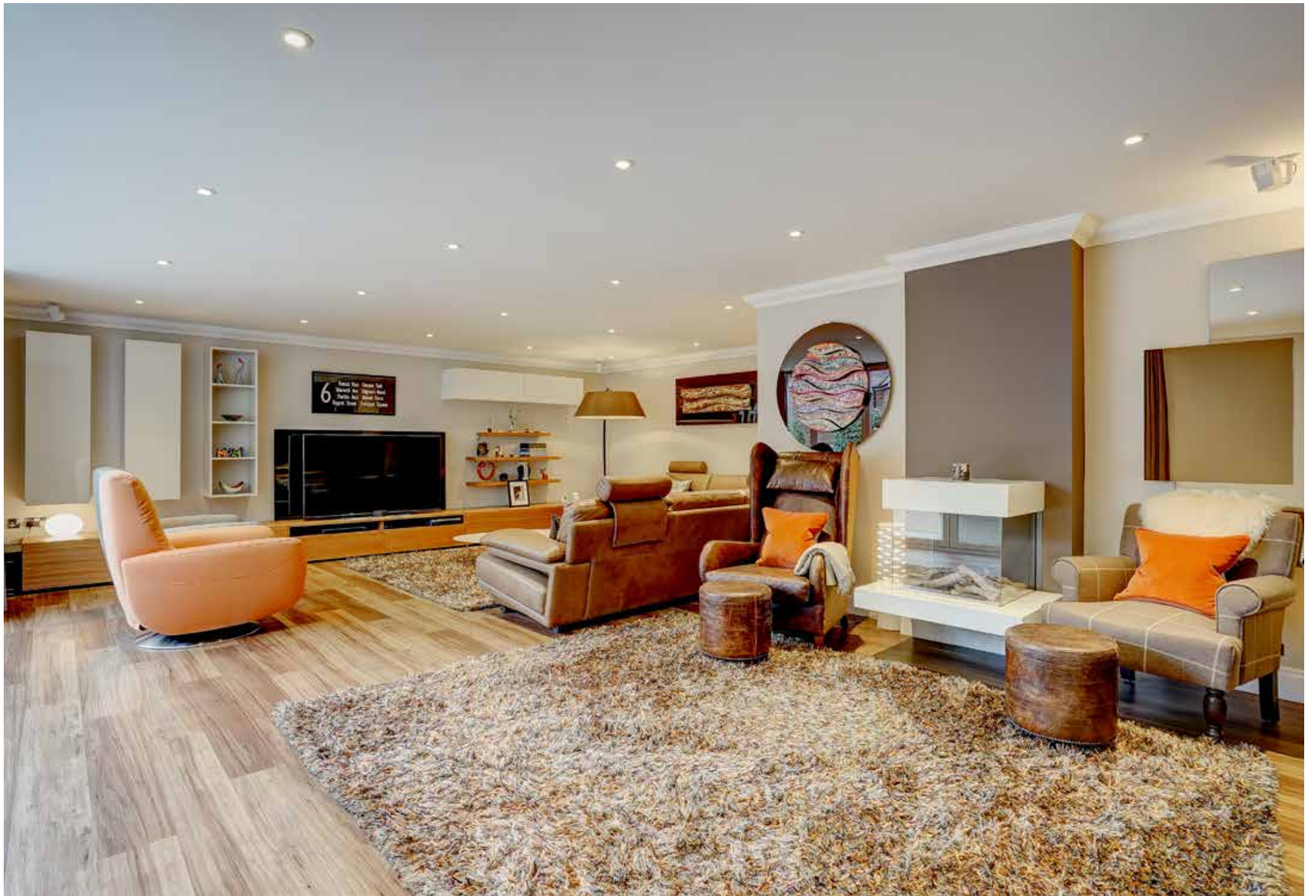
During the pandemic, the owner's daughters moved back home into the two rear bedrooms and the family spent much of the summer soaking up the sun in the garden or firing up the barbecue. These days, the grandchildren love coming to visit too, and the dressing room comfortably doubles up as a nursery.

#### Perfectly Positioned

This is an ideal location too, with a supermarket a short stroll from your front door and schools from infant to high just a few minutes away. There are several parks to choose from and you can even walk into Great Yarmouth or down to the golden sands at Gorleston. When you need to go further afield, you're very well connected here, positioned close to the A47 and the A143. The hospital, golf club and a huge choice of places to eat and drink can all be found close by, as well as various leisure centres and sports facilities.



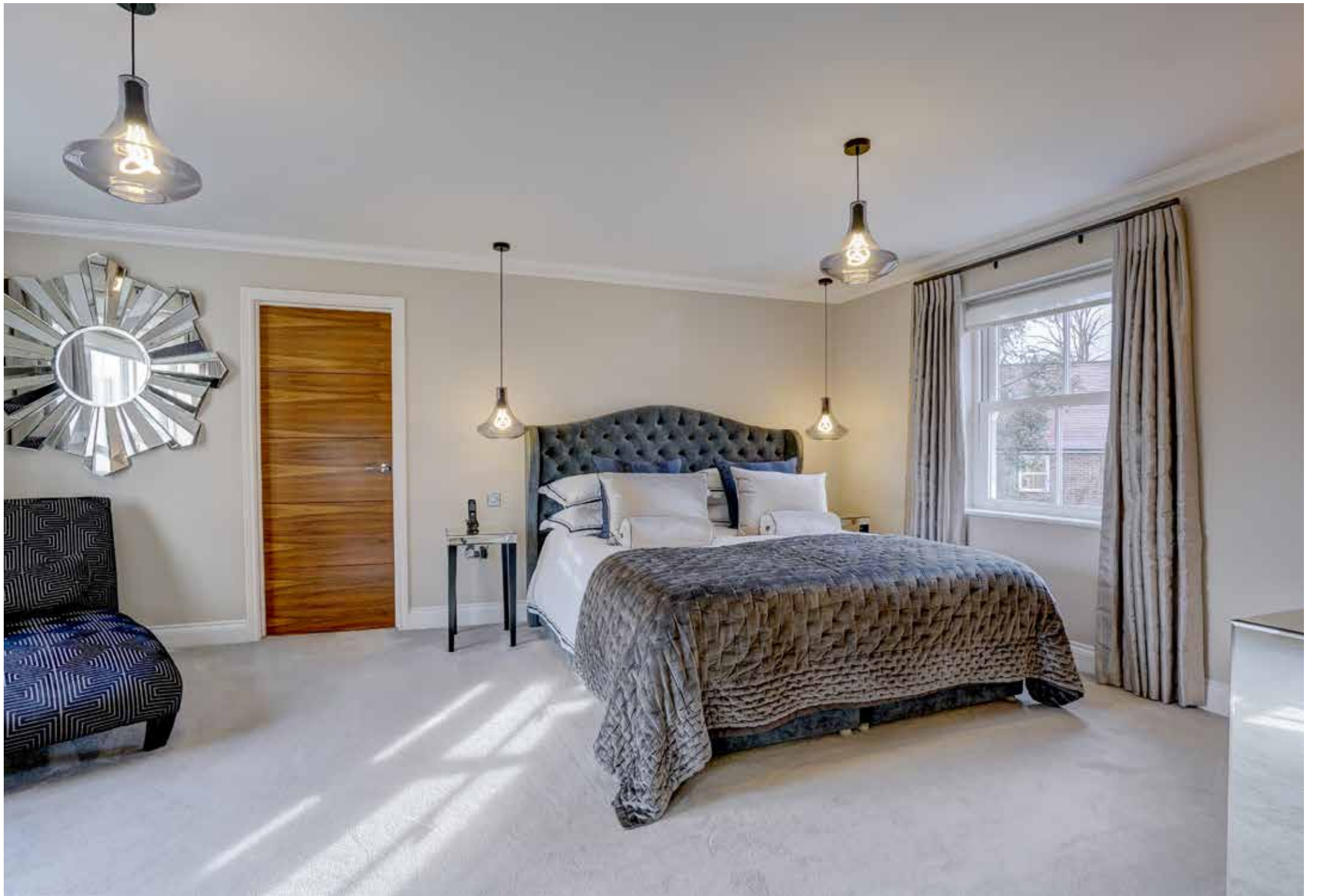


























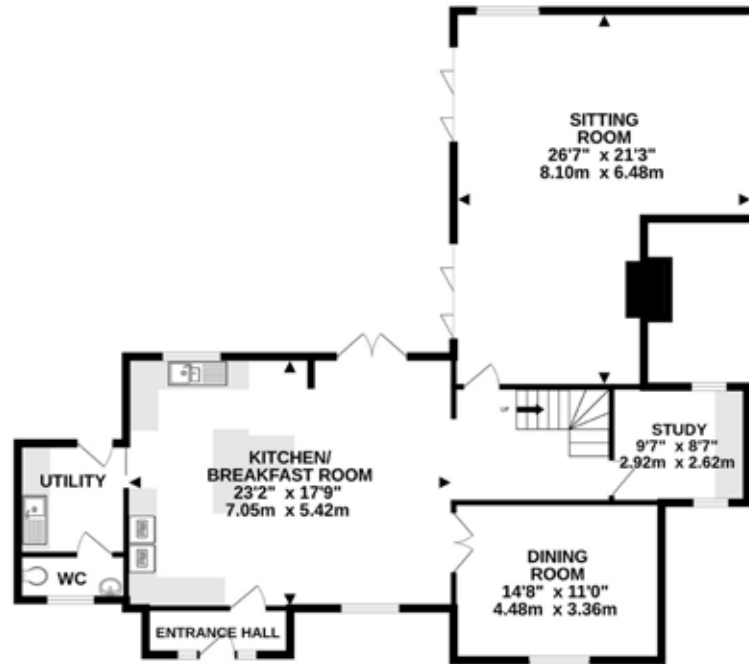
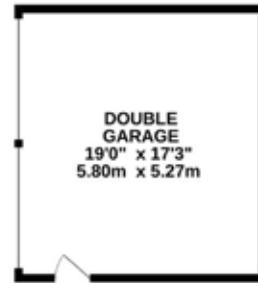




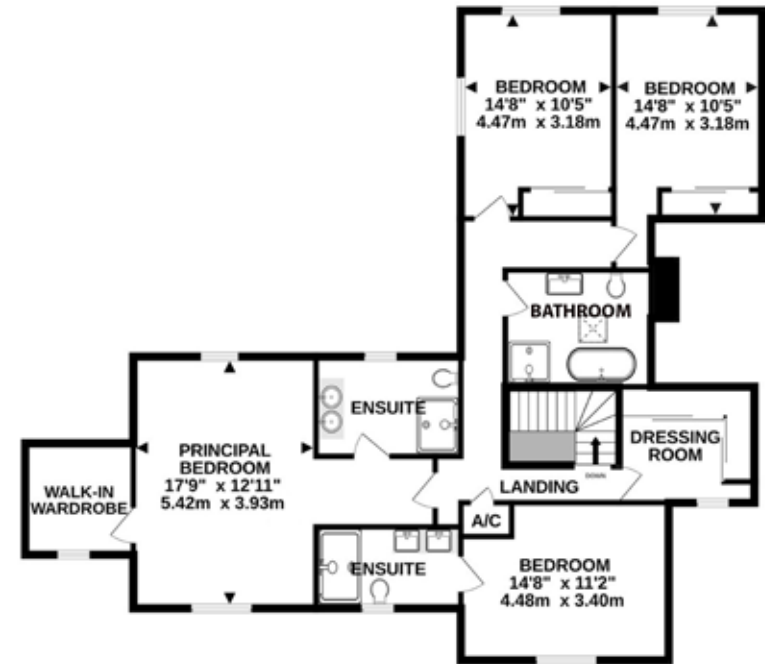




DOUBLE GARAGE  
329 sq.ft. (30.6 sq.m.) approx.



GROUND FLOOR  
1331 sq.ft. (123.6 sq.m.) approx.



1ST FLOOR  
1234 sq.ft. (114.6 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 2565 sq. ft. (238.3 sq. m.) approx.  
TOTAL FLOOR AREA : 2894 sq.ft. (268.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. [www.norfolkpropertyphotos.co.uk](http://www.norfolkpropertyphotos.co.uk)  
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### On Your Doorstep...

Gorleston is a seaside resort and tourist destination on the coast of East Anglia in the county of Norfolk. Its' main attraction is its stunning sandy beach. The main shopping area is on the High Street and there are many restaurants, bars, cafes and amenities close by. There are several local schools, from Primary stage through to sixth form college. Gorleston also has its own football club. The Golf Club is the most easterly club in Great Britain. Nearby Great Yarmouth has a Race Course and Sea Life Centre along with Venetian Gardens and Boating Lake.

### How Far Is It To?...

James Paget Hospital is less than a mile away. The nearest railway station is 3.5 miles away and has links to the cathedral city of Norwich with its wealth of cultural and leisure facilities, shops and restaurants. Norwich also benefits from train links to London Liverpool Street as well as an International Airport with flights to multiple destinations.

### Directions..

Leave Beccles on the A146 towards Norwich. At the Gillingham roundabout, take the third exit on to the Haddiscoe Road/A143. Follow A143 through Fritton. When you reach the next roundabout to Bradwell continue straight ahead on the A143. After you pass the Tesco Express on the left hand side, take a left hand turn onto Claydon Grove. At the end of the road turn right onto Burgh Road and the property will be found on the left hand side.

### Services and District Council

Gt Yarmouth Borough Council  
 Council Tax Band F  
 Mains Drains  
 Gas Central Heating (Underfloor Downstairs)  
 Tenure - Freehold

Tenure  
 Freehold



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# FINE & COUNTRY

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THE FINE & COUNTRY  
FOUNDATION

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