



Lime Tree Avenue, Costessey - NR8 5AD

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HYBRID ESTATE AGENTS



Lime Tree Avenue

Costessey, Norwich

Set within a quiet CUL-DE-SAC, this SEMI-DETACHED HOUSE is positioned on a SUBSTANTIAL PLOT, the interior has been UPDATED and MODERNISED with a flowing layout ideal for couples and families alike. The accommodation includes a HALLWAY ENTRANCE with stairs rising to the first floor, opening to the main reception spaces. The DINING ROOM leads to the 15' SITTING ROOM, boasting a DUAL ASPECT flooding the room with natural light. Beyond, the fully fitted KITCHEN offers comprehensive storage and space for white goods, with the ground floor completed with a three piece FAMILY BATHROOM including a shower over the bath. Heading upstairs, THREE BEDROOMS open from the landing, including the spacious MAIN BEDROOM, the third bedroom also makes an ideal HOME OFFICE/ STUDY or DRESSING ROOM. Outside, DRIVEWAY PARKING can be found to the front for multiple vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED including a substantial OUTBUILDING.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached House
- Quiet Cul-De-Sac Setting
- 15' Dual Aspect Sitting Room & Separate Dining Room
- Fully Fitted Kitchen
- Three Bedrooms
- Ground Floor Family Bathroom
- Private & Enclosed Garden With Substantial Outbuilding
- Driveway Parking To Front

Lime Tree Avenue in Costessey is within a short walk of various local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks.

SETTING THE SCENE

Set back from the road, the property is screened by well maintained hedging opening to a shingled driveway. This expansive area provides parking for multiple vehicles and includes a useful timber storage shed, while the main entrance can be found to the front.

THE GRAND TOUR

Stepping inside, the hallway entrance offers stairs rising to the first floor and a doorway leads to the dining room. Ample space can be found for a formal dining table whilst alcoves either side of the chimney breast offer ideal space for bespoke shelving or storage furniture. Continuing to the 15' sitting room, enjoying a generous dual aspect through uPVC double glazed windows. This comfortable room features carpeted flooring and offers plenty of space for a range of soft furnishing layouts, centred around a feature open gas fire.



Accessed from a sliding door, the fully fitted kitchen offers a comprehensive range of wall and base units with wood effect worktops wrapping around to provide ample food preparation space, complemented by tiled splashbacks for ease of maintenance. Under counter space can be found for white goods. A door in the corner provides direct access to the garden, whilst wood effect flooring continues through to the three piece family bathroom. The suite includes a shower over the bath with a glass splashback, vanity storage, and a wall mounted heated towel rail.

Ascending to the carpeted first floor landing, you will find loft access above and doors leading to three bedrooms. The main bedroom enjoys a front facing aspect, offering generous space for a large double bed and featuring an original fireplace as a focal point, alongside useful integrated wardrobe space to the corner. The second bedroom is also a well proportioned double with carpeted flooring and pleasant garden views, currently utilised as a guest room and home office. The third bedroom is an ideal single room or nursery, presently serving as a dedicated dressing room.

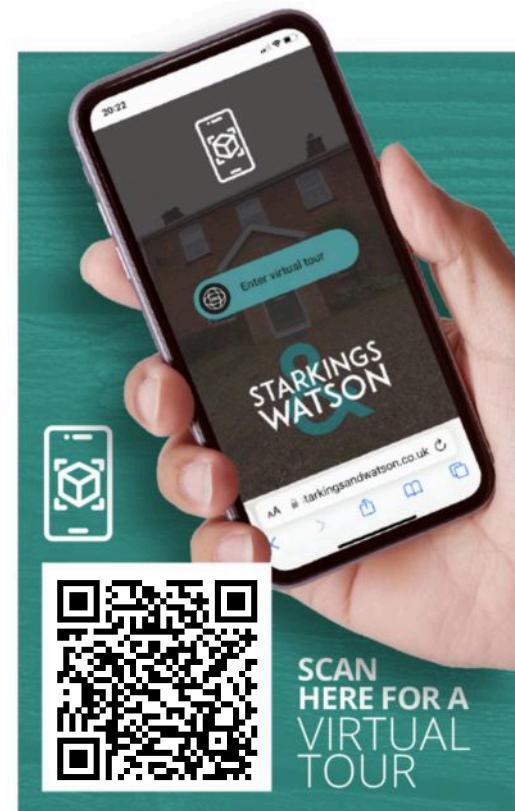
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

Stepping outside, the rear garden is private and fully enclosed with timber panel fencing, initially offering a paved area with a pathway extending to the side of the property where access can be found for the driveway via a wooden latch and brace gate. A raised flagstone patio can also be found, ideal for outdoor furniture to enjoy the warmer months. The main body of the garden is laid to a well maintained lawn with a host of mature plantings and shrubs surrounding the space. Additionally, a shingled area with a greenhouse and a substantial outbuilding with French doors opening offers power, lights and outdoor power points.



Approximate total area⁽¹⁾
848 ft²
78.8 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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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.