



# Whittley Parish

Lime Tree Avenue, Long Stratton, Norwich, NR15 2TL

Offers In Excess Of £250,000



01508 531331

[www.whittleyparish.com](http://www.whittleyparish.com)

# Property Features

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- BRAND NEW FAMILY BATHROOM SUITE
- NEW ENSUITE FITTED IN 2018
- CUL-DE-SAC LOCATION
- OFF ROAD PARKING AND GARAGE
- Council Tax Band D
- Freehold
- Energy Efficiency Rating D.

## Full Description

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Located to the south of Long Stratton the property is found on a quiet residential no-through road, surrounded by similar individually built properties upon large plots and not being overlooked to the rear. The thriving and well served village of Long Stratton is situated along the A140 and offers an extensive and diverse range of day to day amenities and facilities. The historic market town of Diss is situated some twelve miles to the south while Norwich is approximately ten miles to the North.

The property comprises of a four bedroom executive style house having been built some eight or so years ago by much respected national builders Persimmon Homes and is of modern construction with white colour wash elevations under a pitched interlocking tiled roof. As one would expect to find in a property of this nature there are high thermal insulation levels, sealed unit upvc double glazed windows and doors and the property is heated by an efficient air source heat pump via radiators. More recently the current owners have totally refurbished both the en-suite shower room and the family bathroom to a high specification.

Externally the property sits comfortably upon its spacious plot with driveway parking for two vehicles leading upto a single garage with up and over door, power and light. The rear garden is of a generous size and enjoys a good degree of privacy being predominantly laid to lawn with a large patio area abutting the property which is an ideal space for entertaining. Pathway access leads to a personal door to the garage and a timber storage shed.

### ENTRANCE HALL

Laminate flooring, alarm control panel, stairs to first floor, solid oak doors to the lounge, dining room, kitchen and:

### CLOAKROOM

With continued laminate flooring and two piece suite in white comprising low level w.c and corner handwash basin.



**LOUNGE** 20' 6" x 10' 11" (6.25 m x 3.35m)

Generous in proportion and filled with light from the front aspect window and rear aspect French doors leading to the patio and rear garden beyond, feature fireplace with electric coal effect fire set within decorative surround, tv and telephone points.

**DINING ROOM** 9' 5" x 8' 8" (2.88m x 2.66m)

Found to the front of the property with ample space for family size table and chairs.

**KITCHEN/BREAKFAST ROOM** 13' 3" x 11' 2" (4.05m x 3.42m)

Contemporary style fitted kitchen comprising of a range of wall and base units with granite effect worksurfaces over, inset one and a half bowl stainless steel sink and drainer unit with mixer tap over, rear aspect window, built-in electric double oven, four ring ceramic hob with stainless steel splashback and stainless steel extractor fan over, plumbing for dishwasher, space for upright appliance, space for table and chairs, ceramic tiled floor, understair storage cupboard, door through to:

**UTILITY ROOM** 6' 0" x 5' 1" (1.85m x 1.57m)

Continuing tiled flooring, further wall and base units with worksurface over, plumbing for washing machine, space for tumble dryer, door giving access to the rear garden.

**STAIRS TO FIRST FLOOR GALLERIED LANDING**

Spacious area with velux window to rear, built in cupboard housing hot water cylinder, solid oak doors to all bedrooms and:

**FAMILY BATHROOM** 6' 6" x 5' 4" (1.99m x 1.63m)

Brand new three piece suite in white comprising of panelled bath with centre taps and shower attachment, inset sink upon vanity unit with storage beneath, back to wall wc with concealed cistern and further storage facilities, heated towel rail, tiled flooring, front aspect obscured window.

**MASTER BEDROOM** 10' 5" x 9' 4" (3.18m x 2.86m)

Found to the front of the property with built in wardrobes and en-suite facilities.

**ENSUITE** 6' 0" x 5' 1" (1.85m x 1.57m)

Recently fitted at the end of 2018 comprising of a three piece suite in white, shower cubicle with thermostatically controlled shower over, back to wall wc with concealed cistern, inset wash hand basin with vanity unit and storage beneath, heated towel rail, side aspect obscured window, tiled floor.

**BEDROOM TWO** 10' 11" x 9' 8" (3.35m x 2.96m)

Front aspect window and being another good sized double bedroom.

**BEDROOM THREE** 10' 5" x 7' 10" (3.20m x 2.40m)

Rear aspect window.

**BEDROOM FOUR** 10' 5" x 5' 6" (3.18m x 1.70m)

Rear aspect window.





# Whittle

GROUND FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Beatrix Potter Cottage  
The Street  
Long Stratton  
Norwich  
NR15 2XJ

[www.whittleyparish.com](http://www.whittleyparish.com)  
[longstratton@whittleyparish.com](mailto:longstratton@whittleyparish.com)  
om  
01508 531331

Agents Note: 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