



£400,000
Asking Price

4 Bedrooms
2 Reception Rooms
2 Bathrooms

Gorse Road, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This impressive semi-detached bungalow offers four bedrooms and has been extended significantly to the rear. The accommodation is flooded with light from the lantern window in the rear extension, creating a flexible family space. The property has good size gardens and lots of parking, UPVC double glazing and gas central heating. We urge an early viewing.

ENTRANCE HALL

with doors to all principal rooms and access to boarded loft.

MAIN BEDROOM

A considerable double bedroom with bay window to the front, space for wardrobe cupboards.

ENSUITE

comprising shower cubicle, WC and wash basin.

BEDROOM

a good size double bedroom with view to the front with adequate room for wardrobes.

BEDROOM/DRESSING ROOM

A single bedroom currently fitted out with a wide array of storage and fitted wardrobe cupboards.

BATHROOM

Suite comprising corner bath, wash basin and WC with large walk in shower, all of which boasting complementing ceramic tiled splashbacks and surrounds as well as heated towel rail.

BEDROOM

a good size bedroom with fitted wardrobe cupboard.

Open plan living space

LOUNGE AREA

With French doors giving access to the rear gardens and window to the side flooding this space with light, adequate room for furniture and coffee table.

DINING AREA

With diane doors giving access to the rear gardens, ample space for a six seater table, the lantern window above flooding this entire area with light.



KITCHEN

A modern selection of oak style units with peninsula breakfast bar, gas hob with electric double oven, space for dishwasher and plumbing for automatic washing machine the kitchen having a carousel corner unit and high-level storage, all of which complimented with ceramic splashbacks and surrounds.

OUTSIDE

to the front of the property is a driveway with parking for 2 to 3 vehicles. There are flowerbeds behind a low brick wall. To the side of the property with further gravelled driveway enclosed by timber fencing, leading to the rear gardens accessed via a personnel gate, the rear of the property with patio and shingled area, timber garden shed with side extension and extensive lawns with flower and shrub borders. Enclosed by timber fencing and hedging and there is a mature oak tree, a summer house to the rear of the garden wired for light and power and measuring some 15'6" in width.

EPC Rating:

C

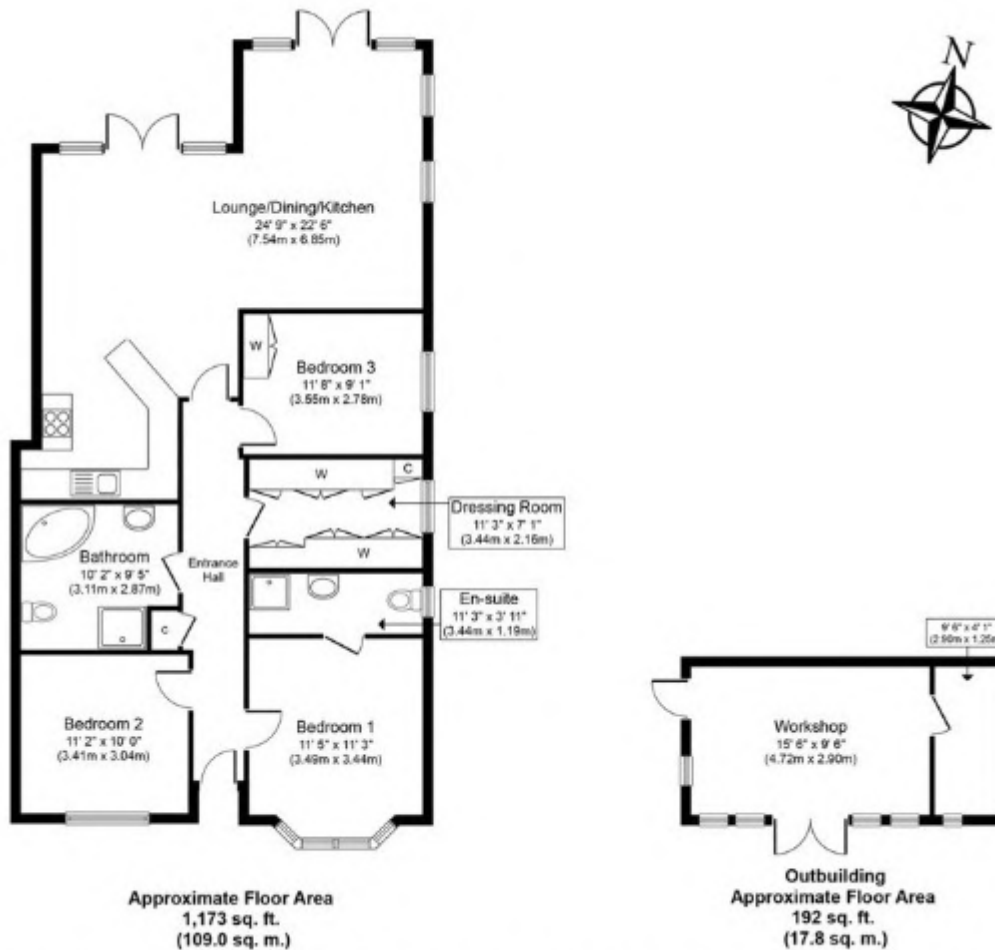
Council Tax:

Band B

Tenure:

Freehold





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

