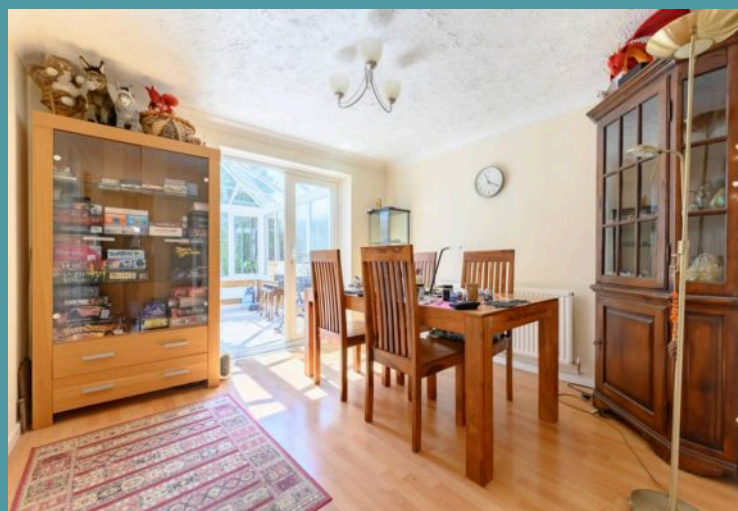




27 Naseby Way, Norwich - NR7 0TP

OIEO- £375,000 Freehold

Offered with no onward chain, this superb and spacious four-bedroom detached family home is ideally suited for growing families and located in the ever-popular Dussindale area, close to well-regarded primary and high schools, the NDR, and Broadland Business Park. The interior features a bright bay-fronted lounge, a separate dining room opening into a generous conservatory, a modern fitted kitchen, a utility room, and a convenient ground-floor WC. Upstairs, four well-proportioned bedrooms provide ample accommodation, with the main bedroom benefiting from an en-suite shower room and a separate family shower room serving the remaining rooms. Outside, the enclosed rear garden features mature planting and a patio area, with driveway parking and a garage completing the property.

Location

Naseby Way is situated in Dussindale, a sought-after development on the eastern edge of Thorpe St Andrew. This established and family-friendly neighbourhood is popular for its peaceful setting, tree-lined streets, and strong sense of community. Local amenities include a range of supermarkets, cafes, schools, and healthcare facilities, all within easy reach. The area also enjoys excellent transport links, providing quick access to Norwich city centre, the A47, and Broadland Business Park. For leisure, residents can enjoy nearby parks, scenic walks along the River Yare, and the amenities of nearby Thorpe St Andrew, including pubs, restaurants, and a riverside marina.

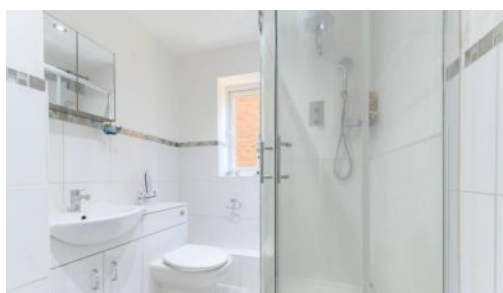


Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C



Naseby Way, Dussindale

Step into this superb family home through a welcoming porch that sets the tone for the generous living spaces beyond. Once inside, you'll find a bright and spacious bay-fronted lounge where the large window floods the room with natural light. Wood-effect flooring adds warmth and character, complementing the room's generous proportions and inviting atmosphere—ideal for everyday living or relaxed evenings.

Continuing through to the rear, the dining room offers a fantastic space for hosting or family meals. This room is equally bright and airy, enhanced by wood-effect flooring and French doors that open directly into the conservatory.

The conservatory itself is a standout feature of the home, brick-based and topped with a glass roof, it extends the living space beautifully and offers uninterrupted garden views. Wood-effect flooring flows throughout, and additional French doors provide direct access to the garden.

The kitchen is well-equipped with a range of white fitted units offering ample storage and plenty of counter space for food preparation. Tiled flooring and matching tiled splashbacks offer a practical and clean finish, while the built-in gas hob, oven, and extractor fan add convenience. Just off the kitchen is a separate utility room, fitted with additional units, plumbing for a washing machine, and access to a useful ground-floor WC. A door from the utility also opens to the outside, adding functionality to this practical layout.

Upstairs, the landing includes a built-in cupboard for extra storage and leads to four well-proportioned bedrooms, each benefiting from excellent natural light and offering flexible space to accommodate the needs of a growing family, whether for sleeping, studying, or simply enjoying quiet time. The principal bedroom enjoys a front-facing aspect and features a private en-suite shower room, fully tiled and fitted with a glass shower cubicle, wash basin, and WC.

The remaining bedrooms are served by a separate family shower room, also fully tiled and complete with a modern glass shower cubicle, creating a comfortable setup for family living.

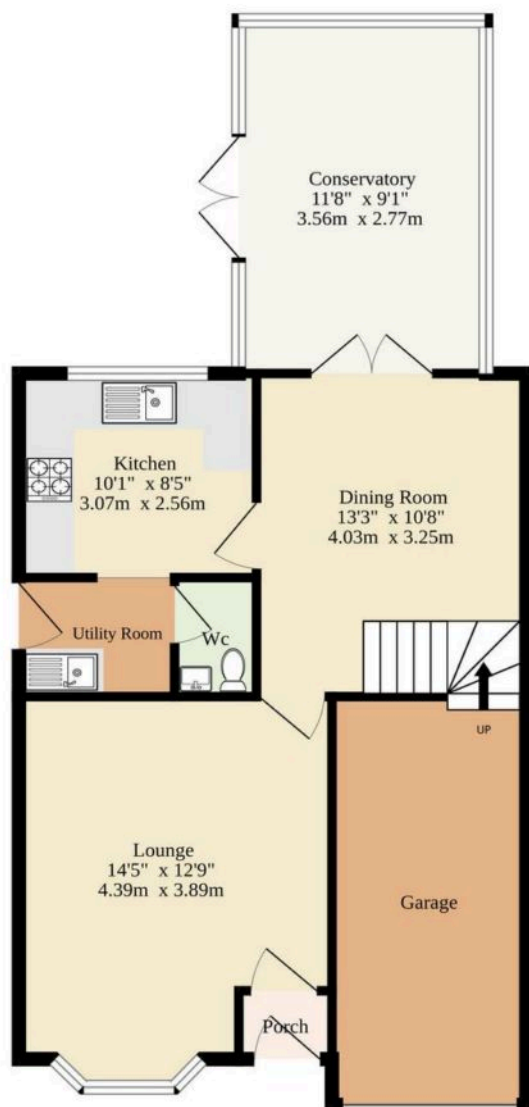
Additionally, the property benefits from double glazing throughout.

Outside, the enclosed rear garden is mainly laid to lawn and bordered by mature shrubs and established trees, offering privacy and greenery throughout the year. There is a paved patio area perfect for placing garden furniture, while the layout is practical and well-suited for both everyday use and entertaining.

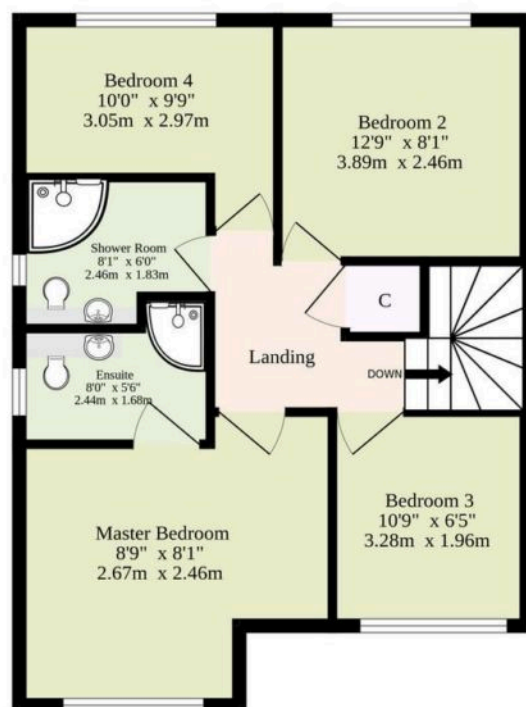
To the front, the home enjoys off-road parking provided by a private driveway leading to a single garage, ensuring both practicality and convenience.



Ground Floor
581 sq.ft. (54.0 sq.m.) approx.



1st Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065sq.ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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