



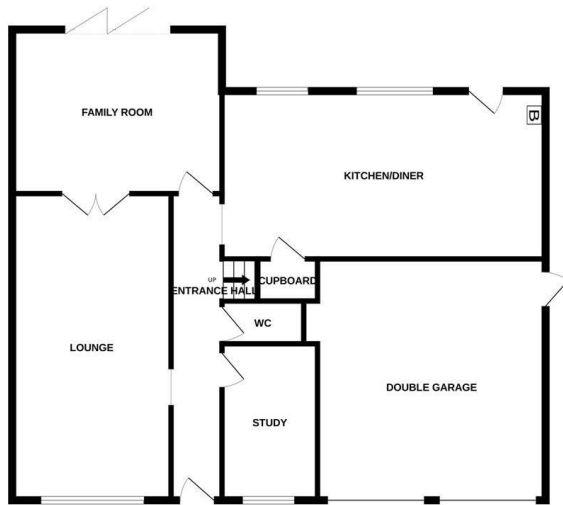
**5 Dussindale Drive | | Norwich | NR7 0TZ**

**Guide Price £700,000**

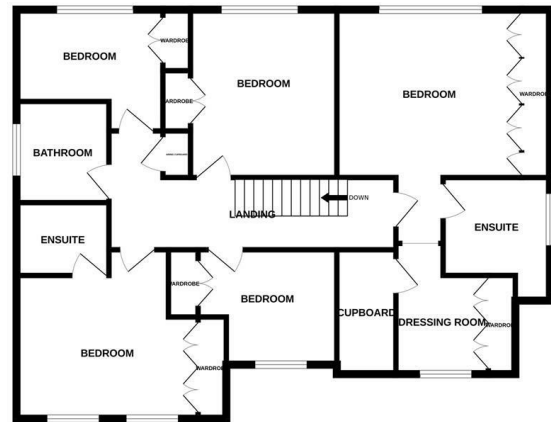
**\*\*GUIDE PRICE £700,000 TO £725,000\*\*AMAZING HIGH SPECIFICATION EXECUTIVE FAMILY HOME \*\* Gilson Bailey are delighted to offer this SIMPLY STUNNING AND INCREDIBLY SPACIOUS, FIVE BEDROOM, DETACHED HOUSE situated in a rarely available location overlooking the woodland in the sought after top end of Dussindale area. Accommodation comprising entrance hall, lounge, family room with bi-fold doors, quality fitted kitchen/diner ideal for entertaining, study and WC to the ground floor. On the first floor there are FIVE BEDROOMS and a stylish family bathroom off landing with bedrooms one and two having NEWLY FITTED EN-SUITE SHOWER ROOMS. Outside to the front there is a lawned garden and sweeping driveway providing ample off road parking leading to a DOUBLE GARAGE with power and lighting. To the rear there is a large, private garden with a new patio seating area. The house benefits from double glazing throughout, gas heating (Worcester boiler fitted 2 years ago), built in wardrobes in all the bedrooms, stylish glass internal doors to ground floor and new Porcelanosa suites fitted in 2023 for the bathroom and shower rooms. The property makes the perfect family home so be quick to book a viewing to appreciate the size, quality and location on offer.**



GROUND FLOOR



1ST FLOOR



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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### Location

Dussindale can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is within close access to a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and popular pubs and restaurants. There is ease of access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads with excellent public transport links to and from Norwich City centre.

### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, family room, study, WC, kitchen/diner and stairs to first floor.

#### Lounge 25'9" x 11'8"

Double glazed window, two radiators, built in fireplace.

#### Family Room 15'5" x 12'0"

Bi-fold patio doors, radiator.

#### Kitchen/Diner 21'11" x 12'0"

Quality fitted wall and base units with worktops over, sink and drainer with Quooker hot tap, Neff induction hob, two fitted Neff ovens, integrated Neff coffee machine, fridge/freezer and dishwasher, space for washing machine, radiator, under stairs storage cupboard, double glazed window, door to garden.

#### Study 11'5" x 6'11"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin, radiator.

#### First Floor Landing

Doors to five bedrooms and bathroom.

#### Bedroom One 17'11" x 13'11"

Double glazed window, radiator, built in wardrobes.

#### En-Suite 9'0" x 7'10"

Walk in shower with rainfall shower, low level WC, hand wash basin, heated towel rail, tiled walls, frosted double glazed window.

#### Dressing Room 9'7" x 6'9"

Double glazed window, radiator, built in wardrobe, large storage cupboard.

#### Bedroom Two 14'4" x 12'4"

Two double glazed windows, two radiators, built in wardrobe.

#### En-Suite 6'7" x 5'3"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Bedroom Three 12'3" x 10'8"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Four 10'6" x 8'10"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Five 10'0" x 8'5"

Double glazed window, radiator, built in wardrobe.

#### Bathroom 7'4" x 6'1"

Tile panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

#### Outside Front

Lawned garden with mature trees over looking the woodland, large driveway providing ample off road parking leading to:

#### Double Garage 17'10" x 16'1"

With power and lighting.

#### Outside Rear

New patio seating area, large lawned garden, mature plants and shrubs, enclosed by fencing with side access.

#### Local Authority

Broadland District Council, Tax Band G.

#### Tenure


Freehold

#### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>82</b>   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

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### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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