



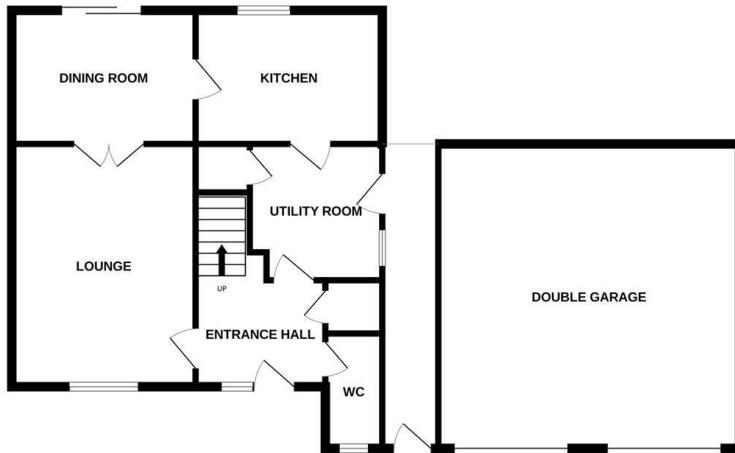
5 Hopton Close | | Norwich | NR7 0TF

Guide Price £370,000

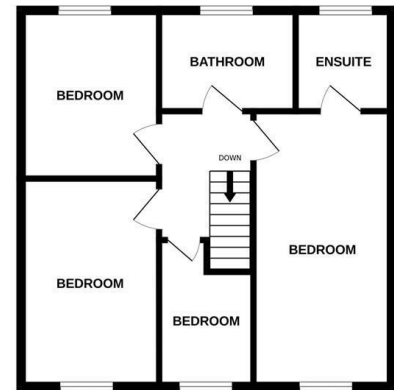
****GUIDE PRICE £370,000 - £380,000**** LARGE DETACHED HOUSE WITH A DOUBLE GARAGE IN A SOUGHT AFTER CUL-DE-SAC** Gilson Bailey are delighted to offer this SPACIOUS, FOUR BEDROOM, DETACHED FAMILY HOME situated in the popular Dussindale estate. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking leading to a DOUBLE GARAGE and an enclosed lawned garden with patio seating area. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.



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, utility room, WC and stairs to first floor.

Lounge 15'2 x 11'6

Double glazed window, radiator.

Dining Room 11'6 x 8'4

Patio doors, radiator.

Kitchen 11'8 x 8'4

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge and dishwasher, double glazed window.

Utility Room 8'6 x 8'4

Fitted base units, sink and drainer, space for washing machine and fridge/freezer, storage cupboard.

WC

Low level WC, hand wash basin, radiator, double glazed window.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 17'8 x 8'6

Double glazed window, radiator.

En-Suite 6 x 5'6

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 10'3 x 9'6

Double glazed window, radiator.

Bedroom Three 13'2 x 8'4

Double glazed window, radiator.

Bedroom Four 9'8 x 6'1

Double glazed window, radiator.

Bathroom 7'5 x 6'2

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking leading to a double garage.

Outside Rear

Patio seating area leading to a lawned garden, mature plants and shrubs, greenhouse, enclosed by timber fencing.


Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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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