



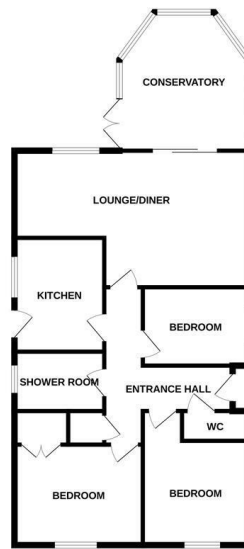
**30 Desborough Way | | Norwich | NR7 0RR**

## **Price Guide £325,000**

GUIDE PRICE: £325,000 - £350,000\*\*DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN\*\* Gilson Bailey are delighted to offer this EXTENDED, THREE BEDROOM, DETACHED BUNGALOW situated in highly sought after Dussindale estate to the east of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, conservatory, THREE BEDROOMS, shower room and WC. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE. To the rear there is a good sized, enclosed garden with side gate access. The bungalow benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would suit a wide array of buyers so be quick to book a viewing.



GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here are based on typical plans for guidance as to their approximate positions only for general use.  
Made with Metropac 12/2011

## 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/diner, kitchen, three bedrooms, shower room and WC.

### Lounge/Diner 21'7" x 12'7"

Double glazed window, sliding patio doors, radiator.

### Kitchen 10'5" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and washing machine, double glazed window, door to side.

### Conservatory 12'9" x 11'11"

Double glazed construction with doors to garden.

### Bedroom One 13'11" x 9'8"

Double glazed window, radiator, built in wardrobes.

### Bedroom Two 11'5" x 9'3"

Double glazed window, radiator.

### Bedroom Three 9'8" x 7'2"

Double glazed window, radiator.

## Shower Room 8'1" x 5'5"

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

## WC

Low level WC, hand wash basin.

## Outside Front

Lawned garden, driveway providing off road parking leading to a single garage.

## Outside Rear

Patio area, lawned garden, enclosed by timber fencing with side gate access.

## Local Authority

Broadland District Council, Tax Band D.


## 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>		<b>86</b>
(69-80) <b>C</b>	<b>65</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 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.