



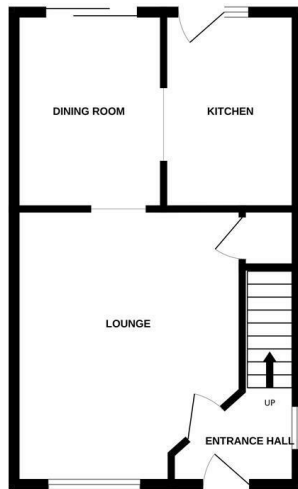
16 Newbury Way | | Norwich | NR7 0YQ

£250,000

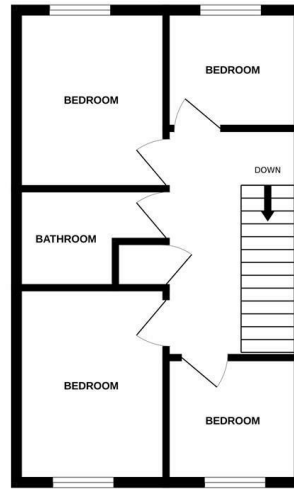
GUIDE PRICE: £250,000 - £260,000 ****OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after Dussindale estate. Accommodation comprising entrance hall, lounge, dining room and kitchen to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with one bedroom formerly being an en-suite. Outside there is a lawned front garden and a LARGE DRIVEWAY providing off road parking leading to a SINGLE 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 first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 operation 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

Door to lounge and stairs to first floor.

Lounge 14'11" x 12'4"

Double glazed window, radiator, storage cupboard.

Dining Room 10'7" x 8'1"

Sliding patio doors, radiator.

Kitchen 10'7" x 7'2"

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 10'6" x 9'1"

Double glazed window, radiator.

Bedroom Two 9'1" x 8'11"

Double glazed window, radiator.

Bedroom Three 7'2" x 6'4"

Double glazed window, radiator.

Bedroom Four 7'3" x 6'9"

Double glazed window, radiator.

Bathroom 8'1" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, radiator, extractor fan.

Outside Front

Lawned garden and large driveway providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, single garage, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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 C

Tenure

Freehold