

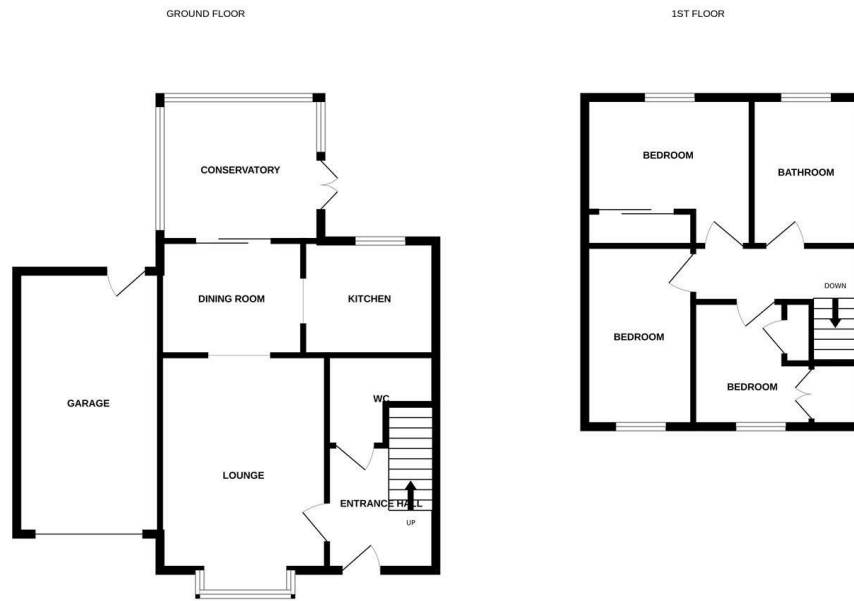


60 Association Way | | Norwich | NR7 0TQ

Offers In Excess Of £290,000

****LOVELY DETACHED FAMILY HOME NESTLED AWAY IN A QUIET SPOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, DETACHED HOUSE situated in the highly sought after Dussindale estate. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are THREE BEDROOMS and a MODERN FAMILY BATHROOM OFF LANDING. Outside there is a FRONT DRIVEWAY providing off road parking leading to a GARAGE which has been partly converted offering potential PLAY ROOM OR HOME OFFICE SPACE. To the rear there is an enclosed, lawned garden with timber decking and side gate access. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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, WC and stairs to first floor.

Lounge 15'9" x 10'9"

Double glazed window, radiator.

Dining Room 9'5" x 7'6"

Sliding patio doors, radiator.

Kitchen 8'9" x 7'1"

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.

Conservatory 10'6" x 9'6"

Double glazed construction with patio doors to garden.

WC 5'10" x 5'2"

Low level WC, hand wash basin.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 9'6" x 8'10"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 9'10" x 6'6"

Double glazed window, radiator.

Bedroom Three 8'9" x 8'7"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'9" x 7'1"

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

Outside Front

Driveway and garage providing off road parking.

Outside Rear

Lawned garden, timber decking seating area, mature plants and shrubs, timber shed, enclosed by timber fencing with side access.

Local Authority

Broadland District Council, Tax Band D.

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	88
England & Wales	EU Directive 2002/91/EC	

Local Authority

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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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