



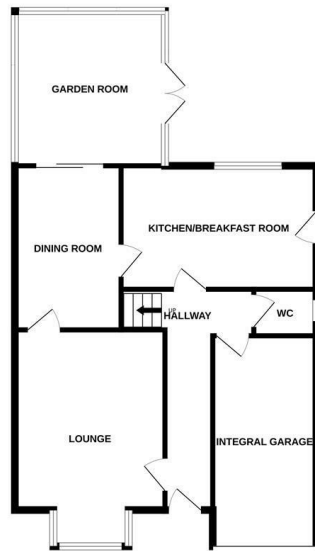
28 Waller Close | | Dussindale | NR7 0RN

Guide Price £400,000

****GUIDE PRICE - £400,000 TO £425,000 THE PERFECT FAMILY HOME**** Gilson Bailey are delighted to offer this STUNNING, FOUR BEDROOM, DETACHED FAMILY HOME situated in a quiet cul-de-sac in the highly sought after area of Dussindale. Accommodation comprising entrance hall, lounge, dining room, lovely modern fitted kitchen/breakfast room, garden room and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a DRIVEWAY providing off road parking leading to an INTEGRAL GARAGE and to the rear there is a good sized, lawned garden with a patio seating area. The house benefits from double glazing, gas heating and is in excellent condition throughout making it ready to move straight in. 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 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their condition or efficiency can be given. Drawn with Metaphor 12/2015

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, kitchen, WC, garage and stairs to first floor.

Lounge 11'10" x 17'6" into bay

TV point, radiator, double glazed window to front aspect. Door to:

Dining Room 12'0" x 8'5"

Sliding door to garden room, radiator, door to kitchen/breakfast room.

Kitchen/Breakfast Room 15'1" x 9'6"

Quality fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, microwave and dishwasher, space for washing machine, double glazed window, radiator, door to side.

Garden Room 12'0" x 11'7"

Double glazed throughout with door to rear garden.

Cloakroom

Frosted double glazed window to side aspect, low level wc, wash basin.

Garage 16'4" x 8'0"

Wall-mounted gas boiler, space for freezer, power and light connected.

First Floor Landing

Doors to four bedrooms, airing cupboard and bathroom, radiator, loft access, double glazed window to side aspect.

Bedroom One 10'7" x 13'10"

Three double glazed windows to front aspect, built-in wardrobe, radiator, TV point. Door to:

En-Suite 8'3" x 4'7"

Frosted double glazed window to front aspect, radiator, low level wc, wash basin, shower cubicle, tiled splashbacks.

Bedroom Two .59'0" x 8'6"

Double glazed window to rear aspect, radiator.

Bedroom Three 9'9" x 7'1"

Double glazed window to rear aspect, radiator.

Bedroom Four 9'10" x 8'2"

Double glazed window to rear aspect, radiator.

Bathroom 8'3" x 7'2"

Frosted double glazed window to side aspect, radiator, low level wc, wash basin and panelled bath.

Front Garden

To the front of the property there is a brickweave driveway and small shingled area with parking for up to three cars, path to front door with shrub borders, access to the garage.

Rear Garden

A fully enclosed garden, mainly laid to lawn with a variety of flower and shrub borders, patio area, timber shed, side access back to the front of the property.

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		85
(69-80) C	66	
(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	

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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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