



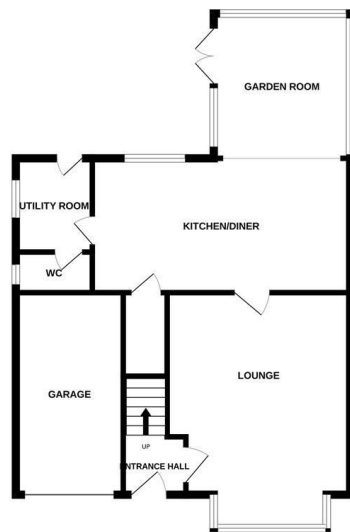
**4 Cavalier Close | | Norwich | NR7 0TE**

**Guide Price £375,000**

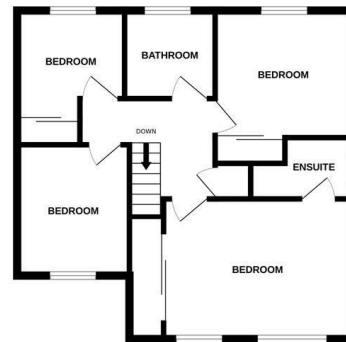
**\*\*GUIDE PRICE £375,000 - £400,000 BEAUTIFUL FAMILY HOME IN A REQUESTED LOCATION\*\*** Gilson Bailey are delighted to offer this STUNNING, EXTENDED, FOUR BEDROOM, DETACHED FAMILY HOME situated on the edge of the sought after Dussindale estate. Accommodation comprising entrance hall, lounge, modern open plan kitchen/diner, utility room, garden 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 paved front garden providing OFF ROAD PARKING leading to a SINGLE INTEGRAL GARAGE and to the rear there is a PRIVATE AND WELL PRESENTED REAR GARDEN ideal for entertaining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a fantastic 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.  
Made with Metreplan 15005

## 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.

## Entrance Hall

Front door to:

## Lounge 16'9" x 13'1"

Double glazed window, radiator, wood burner.

## Kitchen/Diner 18'6" x 9'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, double glazed window, radiator.

## Utility Room 6'2" x 5'6"

fitted wall and base units with worktops over, space for washing machine, double glazed window, radiator, door to rear.

## Garden Room 10'5" x 9'7"

Double glazed construction with radiator and door to garden.

## WC

Low level WC, hand wash basin.

## First Floor Landing

Doors to four bedrooms and bathroom.

## Bedroom One 12'10" x 9'10"

Two double glazed windows, radiator, built in wardrobes.

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

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

## Bedroom Two 9'8" x 9'1"

Double glazed window, radiator, built in wardrobe.

## Bedroom Three 12'4'0" x 7'1"

Double glazed window, radiator.

## Bedroom Four 7'9" x 7'3"

Double glazed window, radiator, built in wardrobe.

## Bathroom 6'6" x 6'2"

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

## Outside Front

Paved garden providing off road parking leading to an integral garage.

## Outside Rear

Large patio seating area with steps up to lawned garden, enclosed by timber fencing with side gate 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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	

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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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