



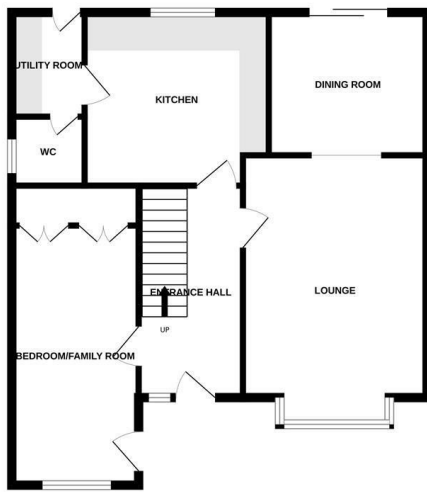
35 Naseby Way | Dussindale | Norwich | NR7 0TP

Guide Price £400,000

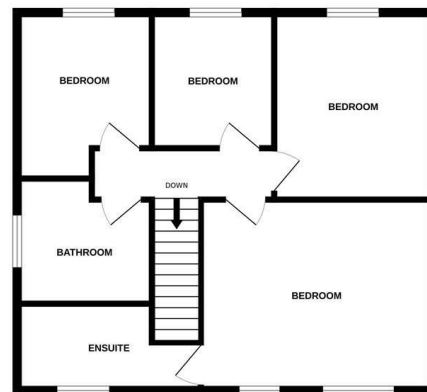
****PERFECT DETACHED FAMILY HOME WITH A CONVERTED GARAGE OFFERING FLEXIBLE LIVING SPACE**** Nestled in a quiet cul-de-sac within the ever-popular Dussindale estate, this beautifully presented 4/5 bedroom detached home is the perfect blend of style, space and versatility – and comes with no onward chain. From the moment you step inside, you're greeted by a welcoming entrance hall leading to a spacious lounge, elegant dining room, a modern, well-appointed kitchen with separate utility room, WC and a converted garage offering a flexible space ideal as a fifth bedroom, home office or snug. Upstairs boasts four generously sized bedrooms, including a stunning principal suite complete with a sleek en-suite shower room, plus a contemporary family bathroom. Outside, the property continues to impress with a driveway providing off-road parking and a mature, enclosed rear garden – perfect for entertaining or relaxing in the sun. With gas central heating, double glazing throughout, and located close to excellent schools, amenities and transport links, this is a truly exceptional family home not to be missed. Early viewing is essential to avoid disappointment!



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.
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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, kitchen, bedroom/family room and stairs to first floor.

Lounge 17'0" x 11'7"

Double glazed window, radiator.

Dining Room 9'11" x 9'0"

Sliding patio doors, radiator.

Kitchen 11'8" x 11'0"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer, double glazed window, radiator.

Utility Room 6'0" x 4'7"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, door to rear.

WC

Low level WC, hand wash basin, frosted double glazed window.

Bedroom/Family Room 16'4" x 8'0"

Double glazed window, radiator, built in wardrobes.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 14'8" x 12'2"

Two double glazed windows, radiator, fitted wardrobes.

En-Suite 11'11" x 5'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 11'1" x 9'11"

Double glazed window, radiator.

Bedroom Three 10'3" x 8'5"

Double glazed window, radiator.

Bedroom Four 8'0" x 7'11"

Double glazed window, radiator.

Bathroom 8'7" x 7'3"

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

Outside Front

Driveway providing off road parking. Large Shed measuring 3.5m x 2.3m

Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, 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) A		
(81-91) B		83
(69-80) C	70	
(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 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.

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