



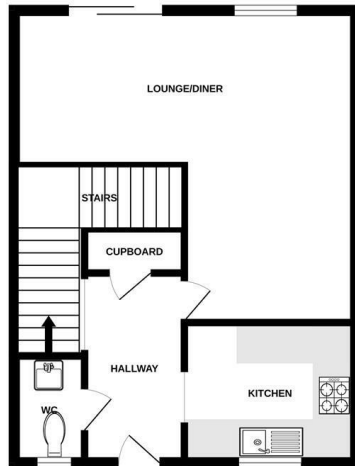
41 Mary Chapman Close | | Norwich | NR7 0UD

£285,000

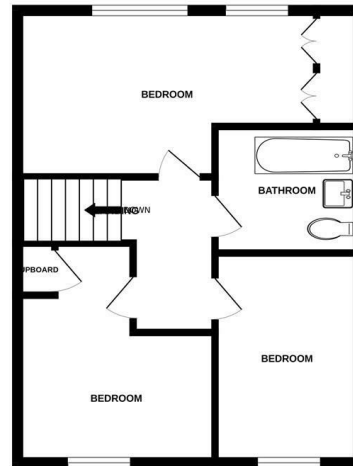
****SEMI DETACHED HOUSE TUCKED AWAY ON A CORNER PLOT**** Gilson Bailey are delighted to offer this WELL PRESENTED, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after Dussindale estate to the east of Norwich. Accommodation comprising entrance hall, lounge/diner, modern kitchen and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a lawned front garden and DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is a well presented, mature garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make a great first time purchase or 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.
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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/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 15'4 x 10'

Sliding patio doors, double glazed window, radiator.

Kitchen 9'1 x 7'5

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.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 13'5 x 10'1

Two double glazed windows, radiator, built in wardrobes,

Bedroom Two 10'3 x 7'3

Double glazed window, radiator.

Bedroom Three 10'9 x 7'3

Double glazed window, radiator.

Bathroom 6'6 x 5'6

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

Outside Front

Lawned garden, driveway providing off road parking leading to a single garage.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

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		
(69-80) C		
(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

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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