



4 Rainsborough Rise | | Norwich | NR7 0TR

£650,000

Tucked away in a peaceful and highly sought-after cul-de-sac within the popular Dussindale estate, this exceptional four-bedroom detached family home has been thoughtfully extended and beautifully maintained, offering generous living space and a superb layout for modern family life. The welcoming entrance hall leads to a bright and spacious lounge, a separate dining room, a dedicated study, and a stylish extended kitchen with modern fittings, complemented by a useful utility room and a ground floor WC. A charming conservatory provides an additional light-filled living space, perfect for year-round enjoyment.

Upstairs, four well-proportioned bedrooms are arranged off the landing, including a large main bedroom with a dressing area, ample wardrobe space, and a sleek en-suite shower room. The family bathroom serves the remaining bedrooms in style.

Outside, the front garden is neatly presented, with a brick-weave driveway providing off-road parking and access to a double garage with power and lighting. To the rear, a large, enclosed lawned garden is framed by mature plants and shrubs, with a generous patio area ideal for outdoor dining and entertaining.

With double glazing, gas central heating, and an immaculate finish throughout, this property is ready to move into and perfectly combines comfort, quality, and location. Early viewing is essential to appreciate the size, versatility, and lifestyle on offer.





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, dining room, kitchen, study, WC and stairs to first floor.

Lounge 18'10" x 16'1"

Four double glazed windows, three radiators.

Dining Room 12'7" x 10'6"

Patio doors, radiator.

Kitchen 22'5" x 13'7"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, integrated fridge and dishwasher, three double glazed windows, radiator.

Utility Room 8'2" x 5'8"

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

Conservatory 12'4" x 11'5"

Double glazed construction with patio doors to garden.

Study 8'5" x 8'4"

Double glazed window, radiator.

WC

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

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 20'9" x 16'3"

Four double glazed windows, two radiators, fitted wardrobes.

En-Suite 6'8" x 6'3"

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

Bedroom Two 13'5" x 9'2"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Three 10'8" x 9'3"

Double glazed window, radiator.

Bedroom Four 13'5" x 6'11"

Double glazed window, radiator.

Bathroom 6'5" x 6'3"

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

Outside Front

Small front garden with a brick weave driveway providing off road parking leading to:

Double Garage

With power and lighting.

Outside Rear

Large patio seating area, lawned garden, mature plants and shrubs, shed with power, enclosed by timber fencing.

Local Authority

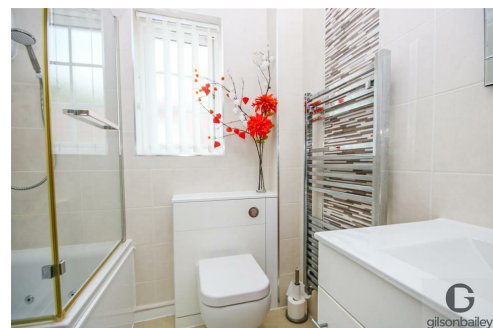
Broadland District Council, Tax Band F.

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	69	73
(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

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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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