



11 Montrose Court | | Norwich | NR7 0RY

Offers In Excess Of £310,000

****DETACHED FAMILY HOME OVERLOOKING THE GREEN**** Gilson Bailey are delighted to present this stunning three-bedroom detached family home, peacefully positioned within the highly sought-after Dussindale estate. Beautifully presented and offered with no onward chain, this property enjoys a quiet setting yet remains within easy reach of local amenities, schools and transport links, making it an ideal choice for families and professionals alike.

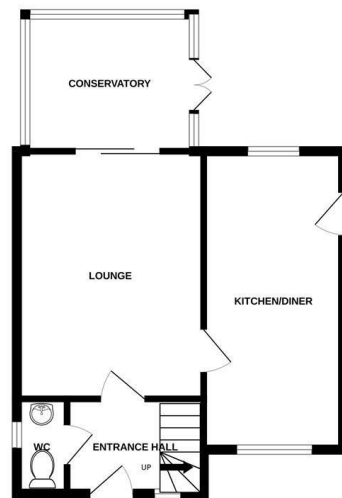
The ground floor accommodation is light-filled and thoughtfully arranged, comprising a welcoming entrance hall, a spacious lounge, a stylish kitchen/diner, a conservatory overlooking the rear garden, and a convenient WC. Upstairs, the first-floor landing gives access to three generous bedrooms and a modern family bathroom, with the principal bedroom further enhanced by a contemporary en-suite shower room.

Externally, the property continues to impress. To the front, a driveway provides ample off-road parking and leads to a single garage, while to the rear, a beautifully maintained and mature garden offers a tranquil and private space for relaxation, dining and family gatherings.

Further benefits include gas fired central heating, double glazing throughout and the rare advantage of being chain free, allowing for a smooth and stress-free purchase. With its excellent condition, generous living space and desirable location, this superb home is sure to generate strong interest. Early viewing is highly recommended to fully appreciate all that this property has to offer.



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, WC and stairs to first floor.

Lounge 14'11" x 10'11"

Sliding patio doors, radiator.

Kitchen/Diner 17'5" x 8'7"

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

Conservatory 11'3" x 7'10"

Double glazed construction with doors to the garden.

WC

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

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'7" x 8'9"

Double glazed window, radiator.

En-Suite 5'6" x 5'3"

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

Bedroom Two 10'0" x 7'7"

Double glazed window, radiator, built in wardrobe, recess storage space.

Bedroom Three 7'8" x 7'7"

Double glazed window, radiator.

Bathroom 6'3" x 5'5"

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

Outside Front

Driveway providing off road parking leading to a single garage.

Outside Rear

Lawned garden, patio area, mature plants and shrubs, timber shed, enclosed by timber fencing.

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		
(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 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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