



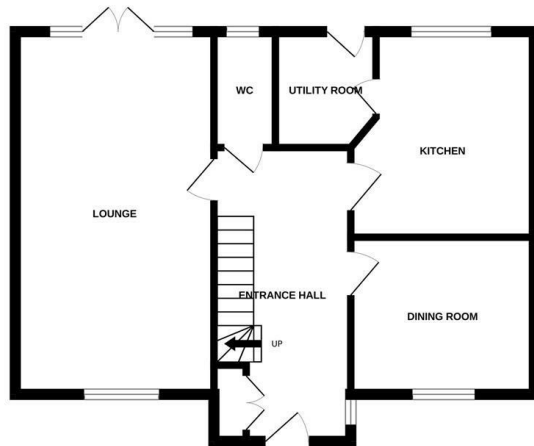
**4 Vane Close | | Norwich | NR7 0US**

**Guide Price £375,000**

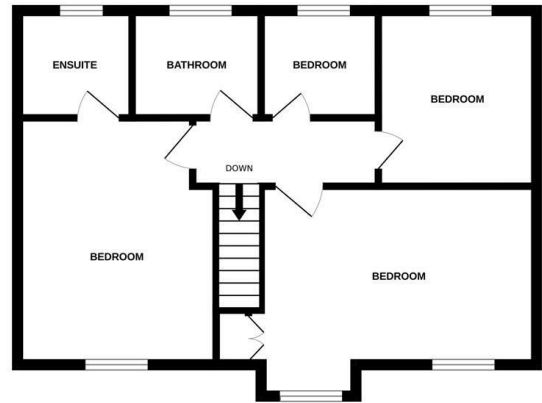
**\*\*PARTLY RENOVATED DETACHED HOUSE\*\*** Tucked away on the edge of the highly sought-after Dussindale estate, this partly renovated and spacious four-bedroom detached family home offers generous living accommodation and fantastic potential to finish to your own taste. The ground floor welcomes you with a bright entrance hall, a comfortable lounge, a separate dining room, a well-proportioned kitchen, a useful utility room, and a convenient WC. Upstairs, there are four good-sized bedrooms, including a principal bedroom with en-suite shower room, along with a newly fitted modern family bathroom. Outside, the property enjoys a driveway providing ample off-road parking, a double garage, and a large, private rear garden perfect for family life and entertaining. With gas central heating, double glazing, and new carpets, this attractive home combines space, comfort, and opportunity – an excellent choice for those seeking their forever family home in one of Norwich's most desirable locations. Early viewing is highly recommended!



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

### Lounge 19'2" x 10'5"

Double glazed window, patio doors, two radiators.

### Dining Room 10'11" x 9'1"

Double glazed window, radiator.

### Kitchen 10'10" x 9'7"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge and dishwasher, double glazed window, radiator.

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

Space for washing machine, sink and drainer, door to rear.

### WC 6'2" x 3'2"

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

## First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 12'10" x 10'7"

Double glazed window, radiator.

### En-Suite 5'5" x 5'0"

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

### Bedroom Two 14'8" x 12'2"

Two double glazed windows, radiator, built in wardrobe.

### Bedroom Three 10'5" x 9'3"

Double glazed window, radiator.

### Bedroom Four 7'11" x 7'1"

Double glazed window, radiator.

### Bathroom 7'1" x 6'10"

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

## Outside Front

Small lawned garden, driveway providing off road parking leading to a double garage.

## Outside Rear

Patio seating area, lawned garden, mature plants, shrubs and trees, enclosed by timber fencing.

## Local Authority

Broadland District Council, Tax Band E.

## Tenure

Freehold


## Utilities

Full fibre broadband available.  
Mains gas, water and electric.





### Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>84</b>   |
| (69-80) <b>C</b>                            | <b>73</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<br>2002/91/EC |  |

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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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