

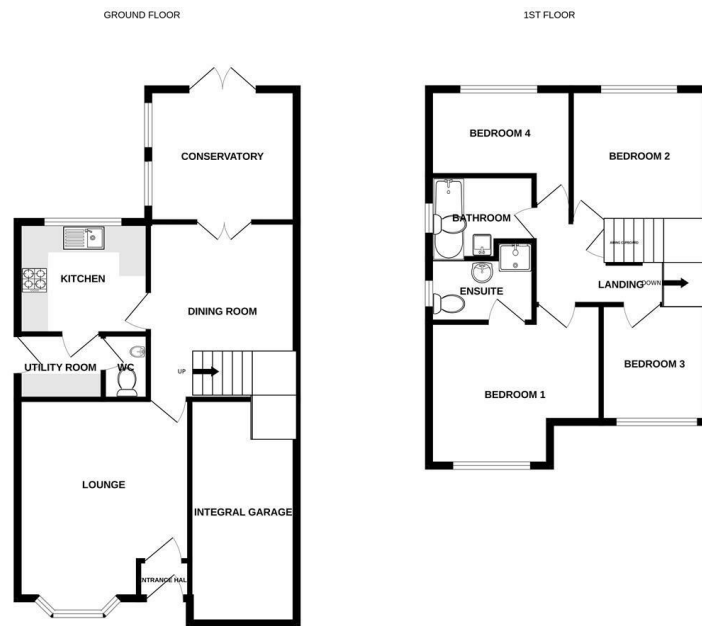


**27 Naseby Way | | Norwich | NR7 0TP**

**Guide Price £340,000**

**\*\* GUIDE PRICE £340,000 - £360,000 - DETACHED HOUSE IN A SOUGHT-AFTER CUL-DE-SAC\*\*** Gilson Bailey are delighted to offer this **FOUR BEDROOM, DETACHED FAMILY HOME** situated in the popular Dussindale estate. Accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and conservatory to the ground floor. On the first floor there are **FOUR BEDROOMS** and a bathroom off landing with bedroom one having an **EN-SUITE SHOWER ROOM**. Outside there is a **DRIVEWAY** providing off road parking leading to an **INTEGRAL GARAGE** and an enclosed garden. The house benefits from double glazing, gas heating and is **OFFERED WITH NO ONWARD CHAIN**. The property would make an excellent family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any mis-communication or error. 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 operation or efficiency can be given. Made with floorplan 3.0.0.0

## 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

Door to lounge

### Lounge 13'11" x 12'10"

Double glazed window, radiator, door to

### Dining Room 13'2" x 10'8"

Patio doors to conservatory, stairs to first floor, door to radiator.

### Kitchen 9'11" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, spaces for utilities, double glazed window, door to

### Utility Room 6'0" x 4'8"

Fitted base units, sink and drainer, storage cupboard, door to

### WC

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

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 12'9" x 11'11"

Double glazed window, radiator, door to

### En-Suite

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

### Bedroom Two 9'11" x 9'10"

Double glazed window, radiator.

### Bedroom Three 7'7" x 8'5"

Double glazed window, radiator.

### Bedroom Four 8'9" x 8'0"

Double glazed window, radiator.

### Bathroom

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 garage.

### Outside Rear

Patio seating area leading to a lawned garden, mature plants and shrubs, enclosed by timber fencing .

### Tenure

Freehold

### Local Authority

Broadland District Council - Tax Band C

### Utilities

Ultrafast full fibre broadband available.  
Mains water, gas and electric.



### Energy Efficiency Rating

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

### Local Authority

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### 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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