



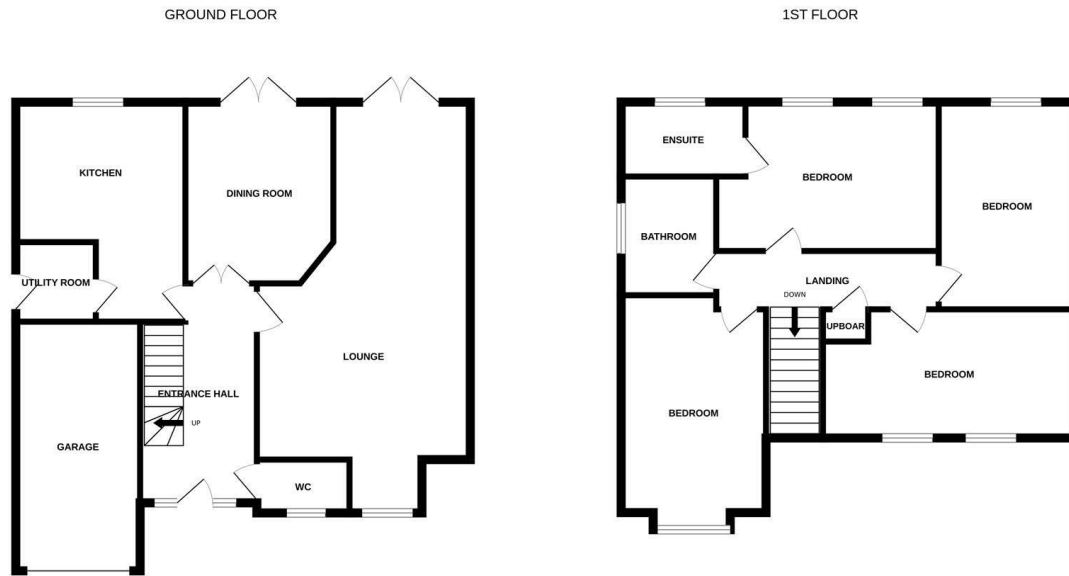
**8 Lucas Court | Dussindale | Norwich | NR7 0YS**

**Guide Price £380,000**

**\*\*GUIDE PRICE £380,000 - £390,000\*\*RARELY AVAILABLE DETACHED FAMILY HOME OVER LOOKING THE WOODLAND\*\*** Gilson Bailey are delighted to present this substantial four-bedroom detached family home, beautifully tucked away at the end of a peaceful cul-de-sac and enjoying wonderful views over woodland, in the highly sought-after Dussindale estate. This impressive property offers generous and versatile accommodation, with a welcoming entrance hall, bright and spacious lounge, formal dining room, well-appointed kitchen, practical utility room and ground floor WC. Upstairs, four well-proportioned bedrooms and a family bathroom are complemented by an en-suite shower room to the principal bedroom. Outside, the home is further enhanced by a brick-weave driveway leading to an integral garage, while the rear garden provides a superb raised lawn with a patio seating area – perfect for entertaining, family life or simply enjoying the tranquil setting. With gas central heating, double glazing and the added advantage of being offered with no onward chain, this is a rare opportunity to secure an exceptional home in one of Norwich's most desirable locations. Early viewing is strongly advised.







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 24'11" x 13'10"

Double glazed window, patio doors, radiator.

### Dining Room 10'2" x 9'7"

Patio doors, radiator.

### Kitchen 14'3" x 10'10"

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 5'3" x 3'11"

Sink and drainer, space for washing machine, radiator, door to side.

### WC

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

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 15'0" x 10'2"

Two double glazed windows, two radiators.

### En-Suite 7'5" x 5'0"

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

### Bedroom Two 15'4" x 8'6"

Double glazed window, radiator.

### Bedroom Three 12'10" x 8'4"

Double glazed windows, radiator.

### Bedroom Four 14'0" x 7'6"

Double glazed window, radiator.

### Bathroom 9'0" x 5'6"

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

### Outside Front

Lawned garden with mature shrubs over looking the woodland, driveway providing off road parking leading to an integral garage.

### Outside Rear

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

### Local Authority

Broadland District Council, Tax Band E.

### Tenure


Freehold

### Utilities

Full fibre broadband available.  
Mains water 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>	<b>66</b>	<b>74</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 2002/91/EC	

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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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