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Rainsborough Rise
Norwich



A BEAUTIFULLY PRESENTED FOUR-BEDROOM FAMILY HOME IN A CUL-DE-SAC SETTING IN THE POPULAR AREA OF DUSSINDALE.

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4 Rainsborough Rise, Norwich, NR7 0TR

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ENTRANCE HALL

A wide, welcoming hall with door in from the front aspect. Stairs, with storage alongside leads to the first floor. Doors open to the sitting room, dining room, study and kitchen.

CLOAKROOM

Fitted with wc and hand wash basin. Partial tiling to walls.

SITTING ROOM

This generous reception room has double doors from the entrance hall, and windows to two aspects. A focal point is provided by fireplace with electric fire and attractive surround.

STUDY

Ideal for those working from home. Window to the front aspect.

DINING ROOM

A lovely formal dining room with double doors opening to the conservatory.

CONSERVATORY

A double-glazed conservatory overlooking the garden, with double doors opening out to the sun terrace.

KITCHEN

A large kitchen, with plenty of space for a dining table, fitted with an excellent range of base and drawer cabinets to two walls having contrasting worksurfaces over having and inset sink with drainer and mixer tap. Matching wall cabinets provide further storage. Space for a range cooker with hood over, integrated fridge and dishwasher. Windows overlook the garden, tiled floor continuing into the utility room.







UTILITY ROOM

Fitted with further storage, this room has plumbing for a washing machine and tumble drier, and houses the gas fired boiler which provides the domestic hot water and central heating system.



LANDING

Having stairs up from the entrance hall, window to the rear aspect and fitted airing cupboard.

BEDROOM 1

An impressive, double aspect, principal bedroom fitted with bedroom furniture including wardrobes, and overbed storage.

EN-SUITE

Fitted with a shower in cubicle, wc with concealed cistern and vanity hand wash basin with storage under. Tiling to floor and walls.

BEDROOM 2

With window to the front aspect, fitted storage.

BEDROOM 3

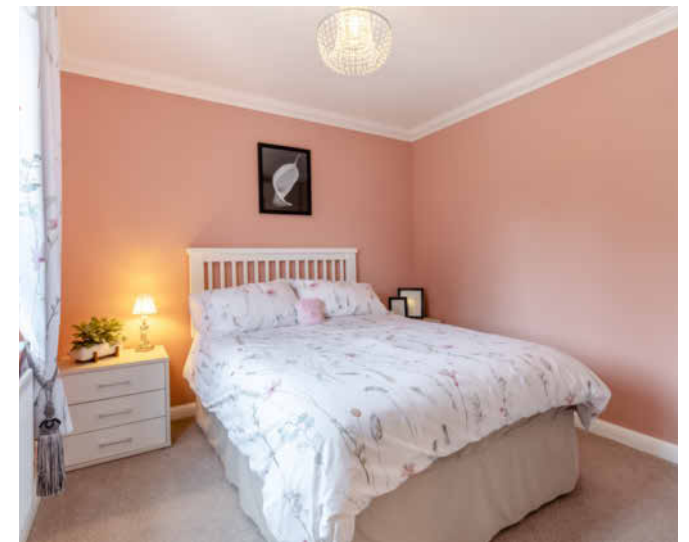
With window to the rear aspect overlooking the garden.

BEDROOM 4

With window to the rear aspect overlooking the garden.

BATHROOM

Fitted with a suite comprising bath, with electric shower and screen over, wc with concealed cistern, vanity hand wash basin with storage under. Tiling to walls, chrome towel rail/radiator.





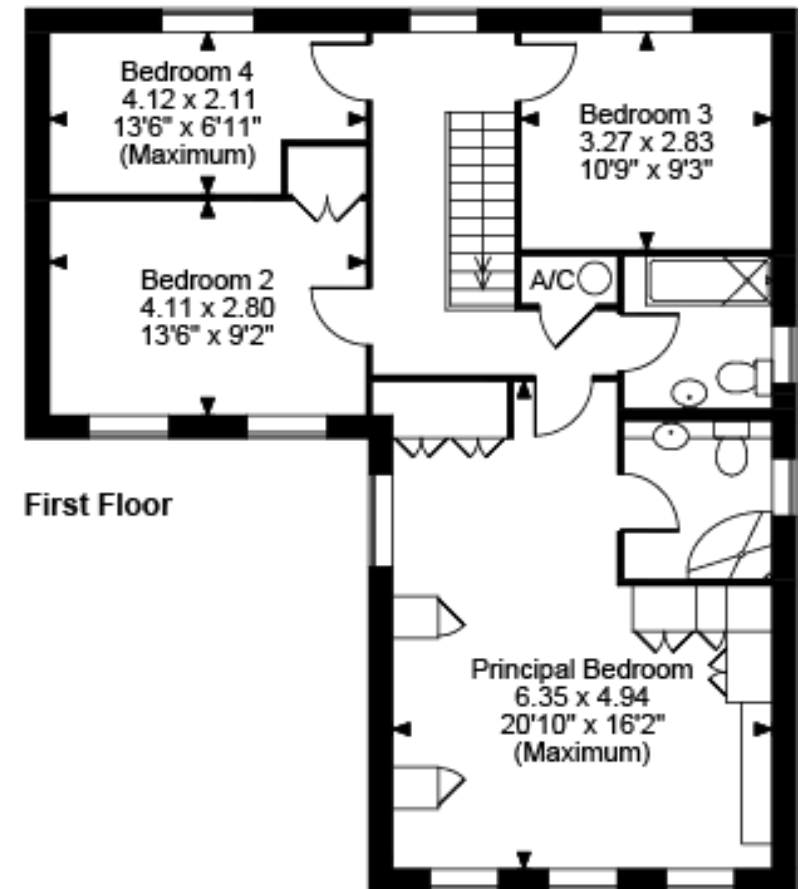
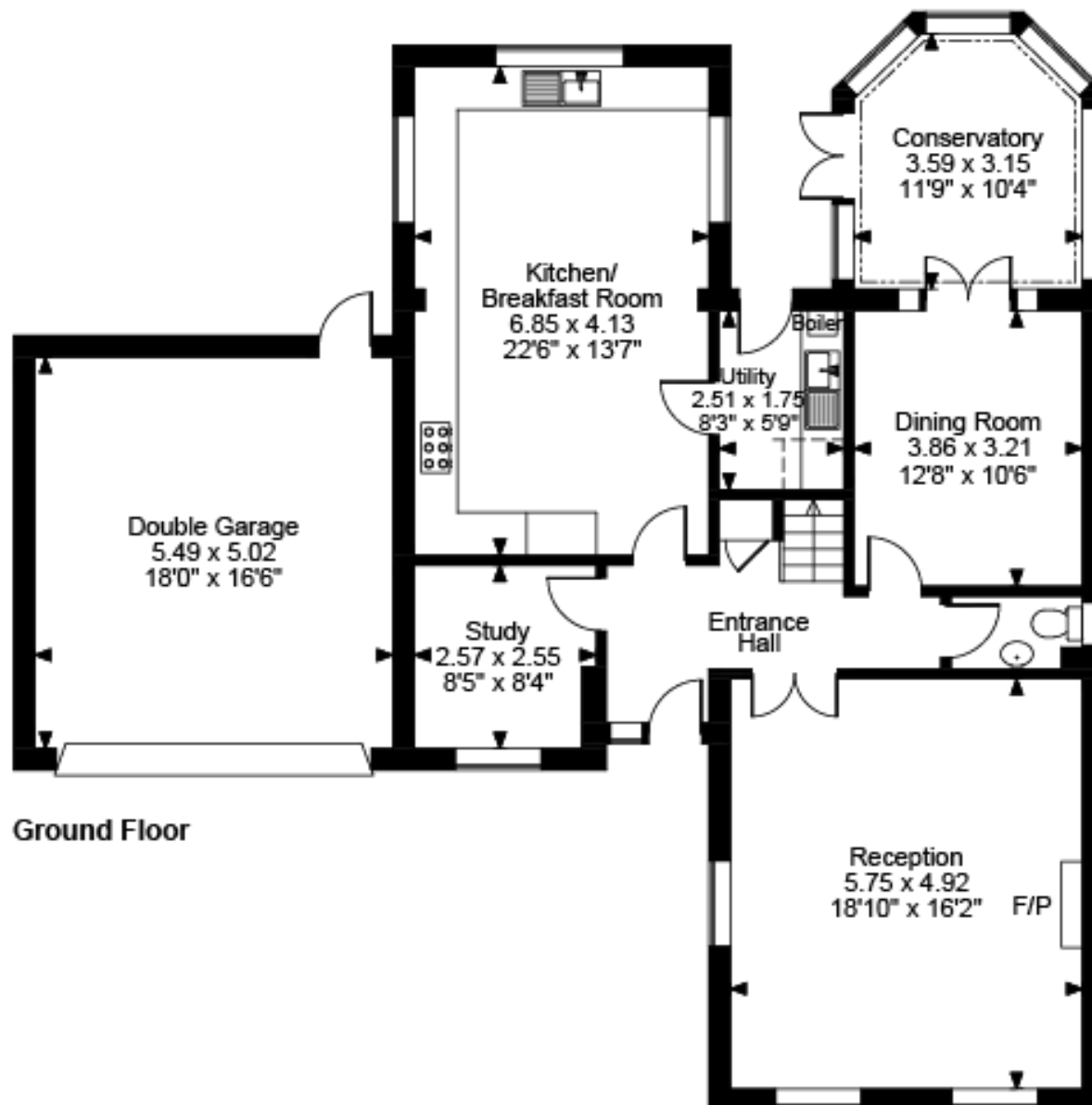
The enclosed, south facing, rear garden is again laid to lawn with mature shrub border and beds. A sun terrace adjoins the rear of the property and a further patio towards the foot of the garden provides another pleasant seating area.

EXTERNAL

The property stands in a cul-de-sac location with a lawned front garden, alongside which is a block paved drive providing parking and leading to the double garage. This garage has an up and over door, power, lighting and a personal door to the rear. Gated access alongside the house leads to the rear garden.



Rainsborough Rise, Norwich, Norfolk



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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Situated in the ever-popular Dussindale area of Thorpe St Andrew this immaculate family home offers four-bedroom, three reception room accommodation with private, well planted, south facing garden. Additionally, there is a large kitchen with utility room alongside, and a conservatory overlooking the garden. The property stands within a cul-de-sac setting to the east of the City centre, with a drive and double garage.

Dussindale is well situated for a number of amenities including schooling for all ages, a supermarket and numerous local public houses and restaurants. There is excellent road access to Broadland Business Park, the A47, Southern Bypass, and Broadland Northway. These roads give excellent access to Norwich airport, the coast and Norfolk Broads.



EPC Rating: C
Council Tax Band: F
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

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