

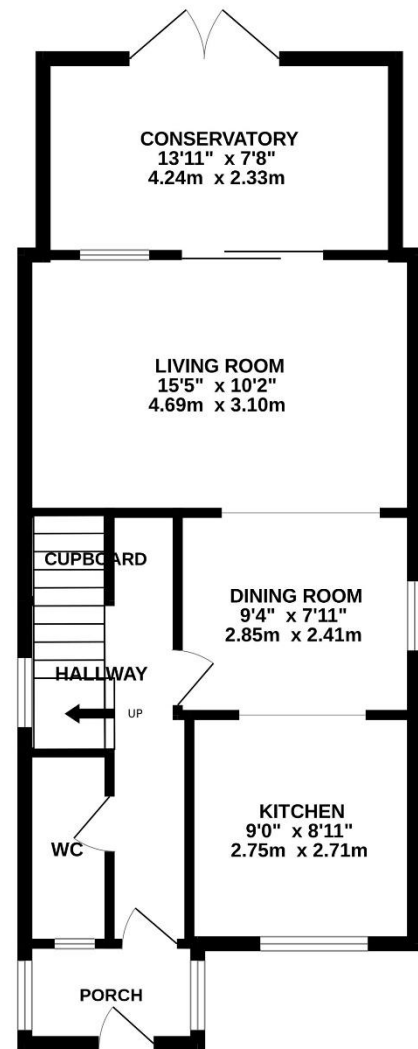


ICONIC
ESTATE AGENTS

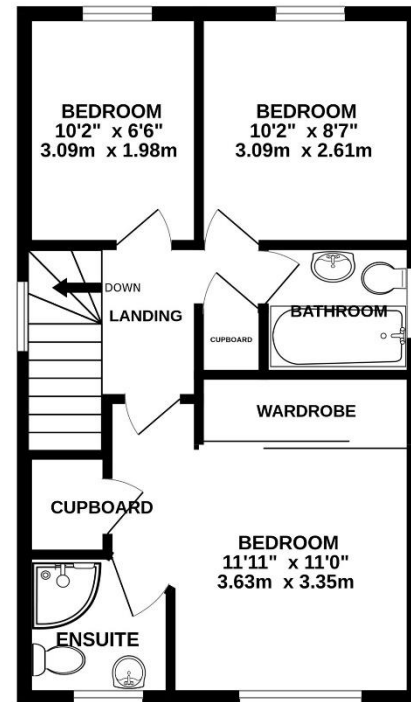
Maston Moor, Dussindale, Norwich
Guide Price £325,000 - £350,000 Freehold



GROUND FLOOR
553 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.
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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**



We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Extended Detached Family Home
- Porch & Entrance Hallway
- Three Bedrooms With Master En-Suite
- Modern Kitchen With Built In Appliances
- Lounge & Dining Room
- Conservatory
- Enclosed Rear Garden
- Garage & Driveway
- Quiet Cul-de-Sac Location
- EPC Rating C / Council Tax Band C

Description

Iconic are pleased to bring to the market this three bedroom detached home situated in NR7.

Occupying a good position at the end of a quiet cul de sac, this extended home features a conservatory to the rear, en-suite to master bedroom and has a private garden to the rear aspect.

The full accommodation comprises; entrance porch with a door that leads through to the inner hallway. The inner hallway is a good size and has a staircase rising to the first floor with further doors which lead to the dining area and the modern downstairs cloakroom. The sitting room is situated to the rear of the property and benefits from a fitted media unit, with sliding doors which lead to the conservatory. The sitting room also opens into the dining area which has ample space for a table and in turn opens into the kitchen. With a range of modern fitted wall and base units throughout the kitchen also has a range of built in appliances which include a dishwasher, fridge/freezer and electric oven with separate hob.

To the first floor there are three bedrooms all located from the landing with the master bedroom benefitting from a modern fitted three piece en-suite

Outside

Outside to the front aspect there is a driveway which provides ample parking and also gives access to the single garage with up and over door. To the rear, there is a lawned garden which is all enclosed by timber fencing.

Location

Dussindale is a modern estate and can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. There is access to a selection of amenities including schools for all ages, shops including Sainsburys superstore and popular pubs and restaurants. There is easy access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads together with excellent public transport links to and from Norwich City centre.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Thorpe Lodge, 1
Yarmouth Road, Norwich, NR7 0DU. 01603 431133
Council Tax D

Tenure

Freehold

