

# Astley & co



11 Desborough Way  
Dussindale  
Thorpe St Adnrew  
Norwich

**Price:** Guide Price  
£275,000

## Information

Upgraded and improved Semi-Detached House with THREE BEDROOMS, open plan modern living with newly installed kitchen and good-sized west facing garden. The lounge and kitchen have been knocked into one large room and enjoy a lovely living space. The kitchen is a modern new kitchen with Quartz worktop. To the first floor there are three bedrooms and bathroom. To the front of the property is a driveway leading to a brick built garage ( part of the garage has been separated to provide a utility area) and there is an electric car charging point. To the rear of the property is a private west facing garden. The property also benefits from downstairs cloakroom, double glazing and gas central heating

The accommodation comprises entrance hall, cloakroom, lounge, dining area and kitchen. Awaiting Energy Performance Rating.

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**Astley & CO**  
ESTATE AGENTS

## Description

**Entrance Hall**

**DS Cloakroom**

**Lounge/Diner** 14' 1" x 11' 10" (4.3m x 3.6m)

**Kitchen** 8' 6" x 7' 10" (2.6m x 2.4m)

**Garage** 12' 6" x 8' 6" (3.8m x 2.6m)

**Utility Room** 8' 6" x 4' 3" (2.6m x 1.3m)

**First Floor Landing**

**Bedroom 1** 12' 10" x 8' 10" (3.9m x 2.7m)

**Bedroom 2** 10' 6" x 8' 6" (3.2m x 2.6m)

**Bedroom 3** 7' 10" x 6' 3" (2.4m x 1.9m)

**Bathroom**

**Rear Garden**

## Summary of accommodation

- Semi Detached House
- Three Bedrooms
- Bathroom and Downstairs Cloakroom
- Open Plan Kitchen & Lounge
- Kitchen with Quartz Work-top
- West Facing Garden

## Astley & Co Estate Agents

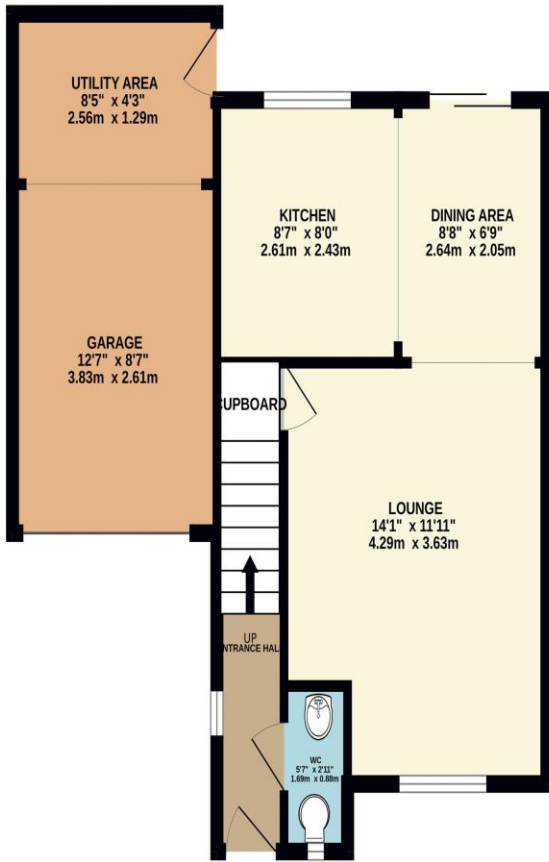
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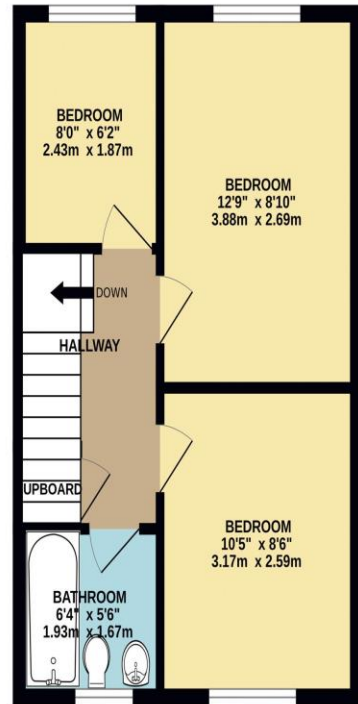
Tel: 01603 415182

Fax:

GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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