



**17 Newcastle Close | | Norwich | NR7 0TJ**

## Offers In Excess Of £265,000

**\*\* EXTENDED DETACHED HOUSE TUCKED AWAY IN A CUL-DE-SAC \*\*** Nestled in a peaceful cul-de-sac within the ever-popular Dussindale estate, this beautifully presented and thoughtfully extended three-bedroom detached home offers the perfect blend of comfort, style and convenience. From the moment you step inside, the entrance hall opens into a wonderfully spacious family/dining room—ideal for modern living—alongside a cosy lounge, kitchen and handy ground-floor WC. Upstairs, three bedrooms await, with bedroom one having its own en-suite shower room, all complemented by a family bathroom. Outside, the property continues to impress with a private driveway, single garage and a delightful rear garden, perfect for relaxing or entertaining. With double glazing, gas central heating and immaculate presentation throughout, this exceptional home is ready to move straight into—an outstanding opportunity for first-time buyers and families alike. Early viewing is absolutely essential to fully appreciate all that is on offer.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other details are approximate and the responsibility lies for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any professional purchase. The architect, surveyor and agent/estate agent have not been asked to verify the accuracy of the floorplans or measurements. Measurements are to the internal face of walls unless otherwise stated. Made and approved 12/2022

## 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 family/dining room, WC and stairs to first floor.

### Family/Dining Room 21'7" x 10'7"

Double glazed window, two radiators.

### Lounge 16'7" x 10'5"

Patio doors, radiator, Velux windows.

### Kitchen 8'7" x 6'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, freezer, washing machine and dishwasher, double glazed window.

### WC

Low level WC, hand wash basin.

### First Floor Landing

Doors to three bedrooms and bathroom.

### Bedroom One 10'7" x 9'4"

Double glazed window, radiator.

### En-Suite 7'0" x 4'1"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

### Bedroom Two 9'10" x 6'5"

Double glazed window, radiator.

### Bedroom Three 9'8" x 8'8"

Double glazed window, radiator, cupboard.

### Bathroom 7'0" x 6'2"

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

### Outside Front

Shingled garden, driveway providing off road parking leading to a single garage.

### Outside Rear

Patio seating area, lawned garden, enclosed by fencing and walling.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains gas, water and electric.

### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**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>		<b>77</b>
(55-68) <b>D</b>	<b>63</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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Broadland District Council, Tax Band D

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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.