47 Naseby Way I I Norwich I NR7 0TP

Guide Price £400,000

GUIDE PRICE: £400,000 - £425,000 **STUNNING DETACHED FAMILY HOME BACKING ONTO PEACEFUL WOODLANDS** Gilson Bailey are delighted to offer this beautifully presented and spacious, four bedroom detached family home, ideally positioned within the sought-after Dussindale estate and offered with the welcome advantage of no onward chain. Providing generous and versatile accommodation perfectly suited to modern family life, the ground floor comprises an entrance porch, comfortable lounge, impressive open-plan kitchen/diner creating a fantastic sociable heart to the home, a versatile family room suitable for a variety of uses, separate utility room and convenient WC. Upstairs, there are four well-proportioned bedrooms and a modern family bathroom off landing, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, a driveway to the front provides off-road parking, while to the rear is a good-sized and private garden backing onto woodland, creating a pleasant and secluded setting for entertaining, family enjoyment or simply relaxing outdoors. Further benefits include double glazing, solar system with batteries and newly installed gas heating. Combining four bedrooms, flexible living space, a private woodland backdrop and a highly desirable Dussindale location, this chain-free property makes a fantastic family home, so be quick to book a viewing.

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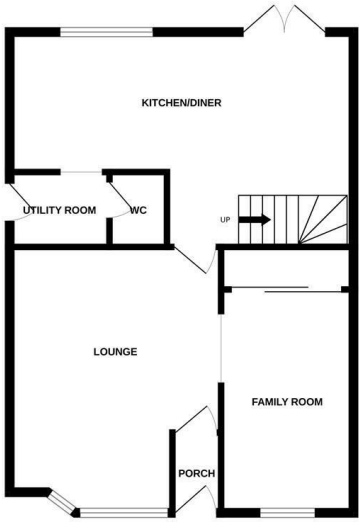
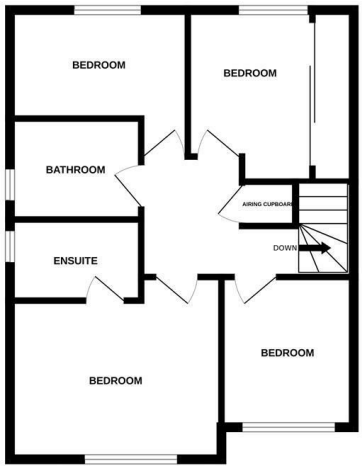
Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



1ST FLOOR



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 Porch
Door to:

Lounge 16'2" x 13'3"
Double glazed windows, radiator.

Kitchen/Diner 21'7" x 10'0"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window, patio doors, radiator.

Family Room 13'1" x 7'8"
Double glazed window, built in wardrobes.

Utility Room 6'0" x 4'9"
Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, door to side.

WC
Low level WC, hand wash basin, heated towel rail.

First Floor Landing
Doors to four bedrooms and bathroom.

Bedroom One 13'5" x 11'8"
Two double glazed windows, radiator.

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

Bedroom Two 10'7" x 9'10"
Double glazed window, radiator, built in wardrobe.

Bedroom Three 10'11" x 6'7"
Double glazed window, radiator.

Bedroom Four 8'9" x 8'2"
Double glazed window, radiator.

Bathroom
Rolltop bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front
Slate shingle garden with raised beds and driveway providing off road parking.

Outside Rear
Patio seating area, raised beds, mature plants and shrubs, large timber storage sheds, enclosed by timber fencing with side gate access.

Local Authority
Broadland District Council, Tax Band D.

Tenure
Freehold

Utilities
Fibre to the property.
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.

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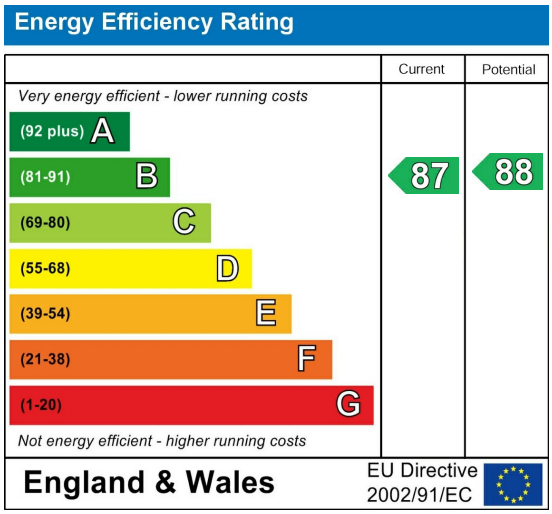

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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