



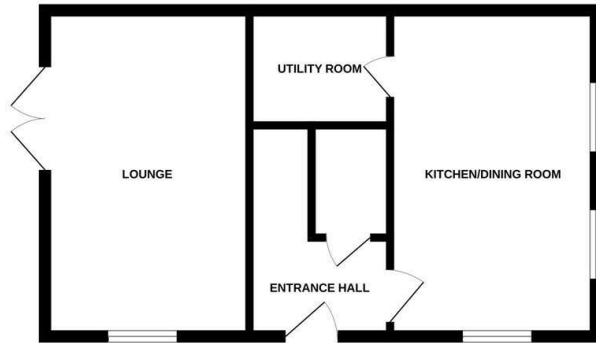
13 Dunlin Drive | Cringleford | Norwich | NR4 7PX

£325,000

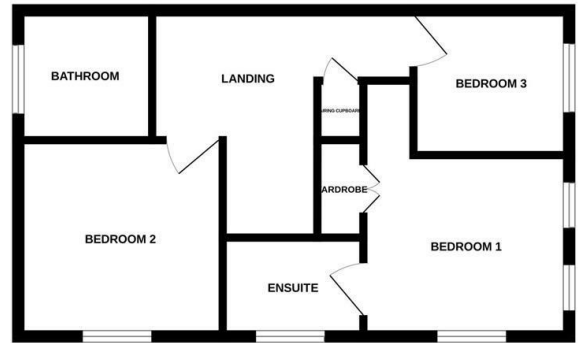
*****NO ONWARD CHAIN***** Gilson Bailey are delighted to offer this beautifully presented, three bedroom detached house, pleasantly positioned within a quiet cul-de-sac in the highly sought-after suburb of Cringleford, conveniently located for the University of East Anglia and Norfolk and Norwich University Hospital. Presented in excellent condition throughout, the property offers well-balanced accommodation perfectly suited to modern living. The ground floor comprises a welcoming entrance hall, comfortable lounge, spacious kitchen/diner providing an excellent sociable space for family meals and entertaining, useful utility room and convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one enjoying the added benefit of its own en-suite shower room. Outside, the property benefits from off-road parking leading to a garage with power and lighting, providing useful parking, storage or potential workspace, while to the rear is a private, low-maintenance garden, ideal for relaxing and entertaining without the upkeep. Further benefits include UPVC double glazing and gas heating. Combining excellent presentation, a garage and parking, three bedrooms and a desirable cul-de-sac setting in Cringleford, this attractive detached home would make a fantastic family home, so be quick to book a viewing.



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

Cringleford is a highly sought-after village situated to the south-west of Norwich, offering an excellent combination of village living and convenient access to the City Centre. The area is particularly well placed for the University of East Anglia and Norfolk and Norwich University Hospital, making it popular with families and professionals alike. Cringleford offers a range of local amenities including a primary school, shops, community facilities, recreation areas and pleasant green spaces, while further shopping and leisure facilities can be found nearby. Excellent road links provide convenient access to the A11, A47 and Norwich City Centre, with regular public transport also serving the area. With its attractive surroundings, excellent transport connections and proximity to major employment and education centres, Cringleford continues to be one of the most desirable locations on the outskirts of Norwich.

Accommodation Comprises

Door to

Entrance Hall

Doors to Lounge, WC, kitchen/diner and stairs to first floor.

Lounge 9'8" x 15'7"

UPVC window, UPVC patio door and radiator.

Kitchen/Diner 15'6" x 9'7"

Three UPVC windows, radiator, wall and base units, single sink, fitted oven and hob, integral fridge and freezer and door to

Utility Room 8'7" x 5'2"

Base units, space for washing machine and single sink.

WC

Low level WC, hand wash basin and radiator.

First Floor Landing

Doors to bedrooms one, two, three and bathroom.

Bedroom One 9'11" x 8'5"

UPVC window, radiator, wardrobe and door to

En-Suite

Low level WC, shower cubicle, hand wash basin, UPVC window and radiator.

Bedroom Two 9'11" x 8'11"

UPVC window and radiator.

Bedroom Three 6'11" x 7'4"

UPVC window and radiator.

Bathroom

Bath with mixer shower, low level WC, hand wash basin, radiator and UPVC window.

Outside

To the rear enclosed garden, gate to rear. Driveway leading to single garage.

Local Authority

South Norfolk Council, Tax Band C.

Tenure

Freehold.

Utilities

Full Fibre Broadband available.
Mains Gas, Electricity and Water.

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) A		
(81-91) B		90
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

South Norfolk Council - Tax Band C

Tenure

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.

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