

Aldreds
Estate Agents



14 Winstanley Road, Norwich, NR7 0YH

£400,000





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- Spacious Detached House
- Master En Suite Shower Room
- Impressive 7.9m Kitchen Diner
- Three Car Driveway Parking & Store
- Beautifully Presented Throughout
- Four Bedrooms
- Home Office (Potential 5th Bedroom)
- Enclosed Garden
- Gas Central Heating
- Must View to Appreciate!

Aldreds are delighted to offer this spacious four bedroom detached house located in the sought after area of Dussindale, Thorpe St Andrew. This well presented home benefits from a garage conversion offering excellent dedicated home working space or the potential of an additional ground floor 5th bedroom with further accommodation including a spacious kitchen/diner, ground floor cloakroom, lounge, four bedrooms, master en-suite and family bathroom.

The property offers gas fired central heating, driveway parking for three cars and a nicely enclosed rear garden. Early internal viewing is highly recommended to appreciate this spacious family home, located in a convenient position, close to local amenities.



Entrance Hall

Power point, phone point, stairs to first floor landing with fitted under stair storage, doors leading off;

Lounge 14'7" x 13'10" (4.47m x 4.22m)

Window bay with glazed French doors to rear garden, power points, television point, telephone point, radiator.

Kitchen/Diner 25'11" x 8'7" at max plus bay (7.92m x 2.62m at max plus bay)

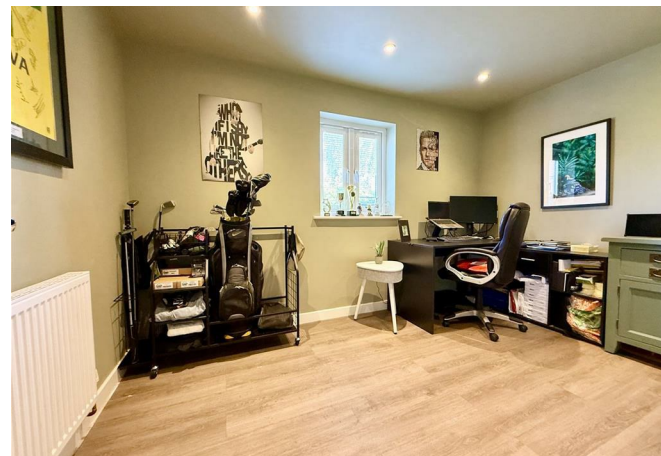
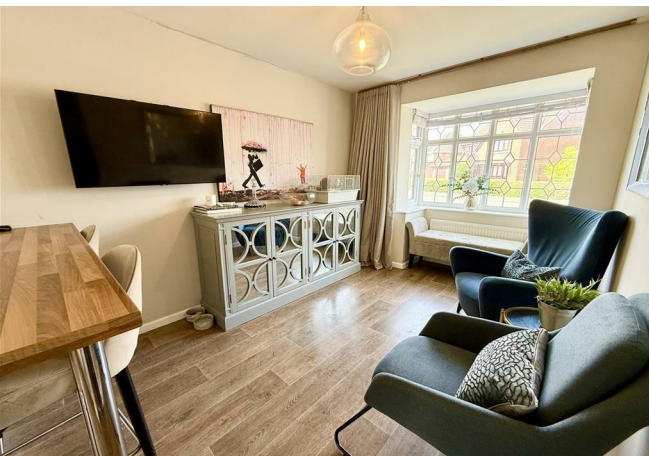
Bay window to front aspect, window to rear aspect, part glazed door to side, kitchen area with a range of modern fitted units with integrated electric double oven, gas hob with extractor over, dishwasher, sink drainer, plumbing for washing machine, breakfast bar, cupboard housing gas fired boiler for hot water and central heating.

Cloakroom

Low level w.c., hand wash basin, ventilation, radiator.

Home Office / Potential Ground Floor 5th Bedroom 11'10" x 7'10" (3.63m x 2.41m)

A professional part garage conversion, window to side aspect, power points, radiator.





First Floor Landing

Airing cupboard housing pressurized hot water cylinder with immersion heater, loft access, doors leading off;

Master Bedroom 12'0" x 11'10" (3.66m x 3.63m)

Two windows to front aspect, large built-in wardrobe, power points, television point, telephone point, door giving access to;

En-Suite Shower Room

Nicely refitted with obscure glazed window to side aspect, large shower with fixed screen and ceiling mounted raindrop shower head, hand wash basin on a fitted vanity unit, low level w.c., porcelain tiled floor, heated towel rail.

Bedroom 2 10'7" x 8'11" (3.25m x 2.73m)

Window to rear aspect, radiator, power points, built-in wardrobe.

Bedroom 3 11'1" x 7'11" (3.4m x 2.43m)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 4 9'2" x 8'5" (2.8m x 2.59m)

Rear facing window, radiator, power points.

Bathroom

Rear facing obscure glazed window, panelled bath, low level w.c, pedestal hand wash basin, radiator.

Directions

From the A47 at the Postwick hub roundabout proceed towards Thorpe St Andrew passing through the business parks on the A1042 reaching the mini roundabout at the junction of Yarmouth road and the inner ring road. Turn right passing Sainsburys on the right hand side, continuing straight ahead at the traffic lights into Dussindale Drive, on reaching the first roundabout proceed straight ahead into Winstanley Road and continue where the property can be found a short way along on the right hand side, located by our for sale board.



Outside

The property offers driveway parking for three cars leading to the front of the property with garage door to a storage space. To the rear of the property is a nicely enclosed garden with mature shrubbery and planting to borders, laid to lawn with an attractive tiled patio seating area to the bottom corner and a timber garden shed.

Tenure

Freehold.

Services

Mains water, electric, drainage and gas.

Council Tax

Broadland District Council – Band: D.

Location

The popular Dussindale area is located in Thorpe St Andrew to the east of Norwich with easy access to a range of amenities including schools for all ages, shops, a large Sainsburys supermarket and popular pubs and restaurants. Access is close by to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads and East coast beyond. Public transport links to Norwich City centre are frequent.

Reference

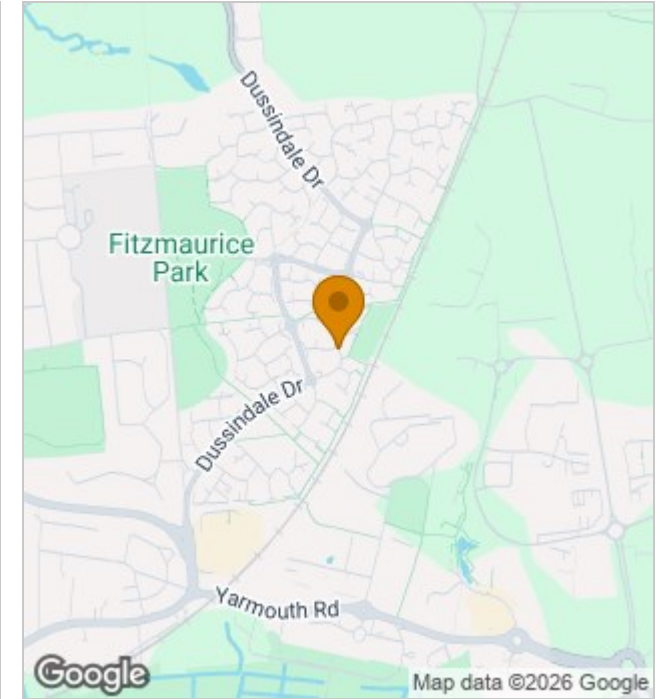
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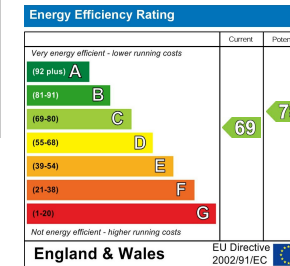
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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