



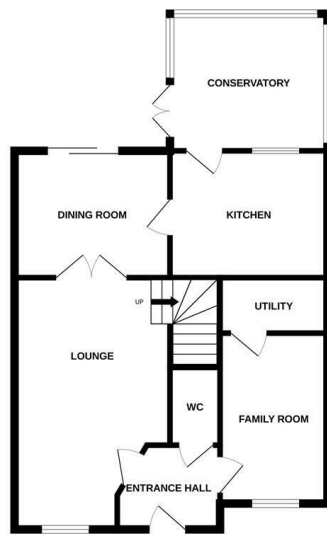
9 Independent Way | | Norwich | NR7 0UX

Offers In Excess Of £390,000

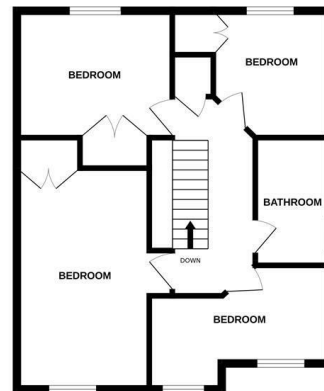
****DETACHED FAMILY HOME WITH AN OUTSIDE STUDIO PROVIDING MULTIPLE USES**** Gilson Bailey are delighted to offer this stunning, modern four bedroom, detached house situated on the highly sought-after Dussindale estate. Beautifully presented throughout and offering generous, versatile accommodation, this impressive family home comprises an entrance hall, spacious lounge, dining room, modern fitted kitchen, family room, utility room, conservatory and WC to the ground floor, while on the first floor there are four well-proportioned bedrooms and a modern family bathroom off the landing. Outside, the property benefits from a driveway providing ample off-road parking, while to the rear is a good-sized garden featuring a fantastic outside studio, offering a versatile space with multiple potential uses such as a home office, gym, hobby room or additional entertaining space. Further benefits include double glazing, gas heating and an excellent standard of presentation throughout. Offering stylish, flexible living in a popular residential location, this wonderful property makes an ideal family home and is sure to attract considerable interest, so an early viewing is highly recommended.



GROUND FLOOR



1ST FLOOR



While 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. Dimensions of new-build properties 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 Hall

Doors to lounge, family room and WC.

Lounge 17'7" x 10'10"

Double glazed window, radiator.

Dining Room 10'7" x 8'7"

Sliding patio doors, radiator.

Kitchen 10'11" x 8'10"

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

Family Room 11'10" x 7'5"

Double glazed window, radiator.

Utility 7'5" x 3'10"

Space for washing machine and tumble dryer.

Conservatory 11'1" x 9'7"

Double glazed construction with patio doors to garden.

WC 5'4" x 3'2"

Low level WC, hand wash basin, sensor light.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'5" x 10'7"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 10'5" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 12'10" x 7'11"

Two double glazed windows, radiator.

Bedroom Four 8'10" x 8'10"

Double glazed window, radiator, built in wardrobe.

Bathroom 8'4" x 5'0"

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

Outside Front

Driveway providing off road parking.

Outside Rear

Timber decking seating area, lawned garden, mature plants and shrubs, studio measuring 2.71 x 2.63 with power and lighting.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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

Broadland District Council, Tax Band D

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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