



23 Maidens Close | Dussindale | Norwich | NR7 0RS

Price Guide £380,000

GUIDE PRICE: £380,000 - £400,000 **PERFECT DETACHED FAMILY HOME ** Nestled in a quiet position within the ever-popular Dussindale estate, this beautifully presented four-bedroom detached home is ideal for family living. From the moment you step inside, you are welcomed by an entrance hall, a downstairs WC, and a spacious lounge with open-plan access to the dining room. The property also features a modern, well-appointed kitchen with a separate utility room, along with an integral garage with car charging point, offering flexible space and potential for conversion (STP).

Upstairs boasts four generously sized bedrooms, all with built-in wardrobes, including a stunning principal suite complete with a modern en-suite shower room, as well as a contemporary family bathroom.

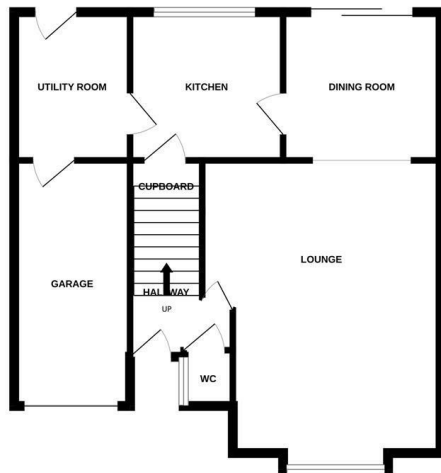
Outside, the property continues to impress with a well-presented front garden and driveway providing off-road parking, along with an enclosed rear garden featuring a variety of plants and small trees—perfect for entertaining or relaxing in the sun.

With gas central heating, double glazing throughout, and a location close to excellent schools, amenities, and transport links, this is a truly exceptional family home not to be missed. Early viewing is highly recommended to avoid disappointment, and the vendor has already found a new build property.

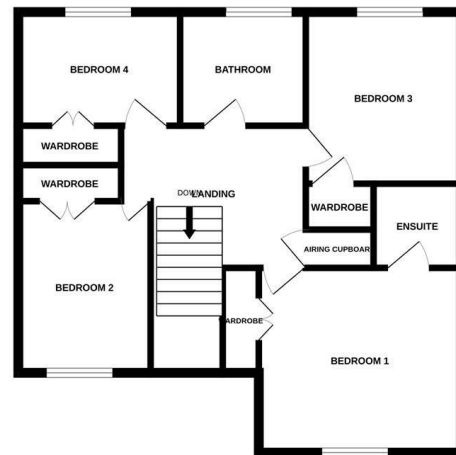


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GROUND FLOOR



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

Door to

Entrance Hall

Stairs to first floor, wall mounted radiator.

WC

Frosted Window, low level WC, wash basin.

Lounge 18'6" x 12'7"

Window to front, 2 radiators, tv point, marble feature fireplace.

Dining room 9'10" x 8'9"

Doors to rear garden, radiator.

Kitchen 9'10" x 9'9"

Window to rear, quality fitted wall and base units with worktops over, 1 and a half sink and drainer, neff cooker and 4 ring hob with extractor over, built in fridge and microwave, storage cupboard.

Utility Room 8'3" x 5'9"

Window to side and door to rear, fitted wall units with worktops over, single sink and drainer, space for washing machine, built in freezer.

Integral Garage 17'11" x 8'9"

Electric roller door, wall mounted gas boiler, car charging point.

Landing

Doors to all bedrooms, bathroom and airing cupboard.

Bedroom One 12'3" x 11'7"

Window to front, built in wardrobe, radiator, TV point.

En suite

Low level wc, vanity wash basin, shower cubicle, frosted window

Bedroom Two 12'4" x 8'9"

Window to front built in wardrobe, radiator.

Bedroom Three 8'9" x 6'5"

Window to rear built in wardrobe, radiator.

Bedroom Four 9'10" x 8'11"

Window to rear built in wardrobe, radiator.

Bathroom

Frosted window, low level wc, wash basin, large walk in shower cubicle.

Outside

The Rear garden is enclosed by timber fencing, lawned and patio areas, greenhouse, with plants and small trees. To the front there is a driveway providing off road parking, lawned area with small plants and trees.

Tenure

Freehold

Local Authority

Broadland District Council - Tax Band D

Utilities

Ultrafast 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) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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