



16 Royalist Drive | Dussindale | Norwich | NR7 0YN

Guide Price £450,000

**** GUIDE PRICE £450,000 - £475,000 PERFECT FAMILY HOME ** NO ONWARD CHAIN** Gilson Bailey are delighted to present this spacious and beautifully maintained four/five-bedroom detached family home, perfectly positioned on the highly sought-after Dussindale estate. Designed with modern family living in mind, the property offers a welcoming entrance hall, bright and comfortable lounge, well-appointed kitchen, separate dining room, versatile family room or downstairs bedroom, and a ground floor WC. Upstairs, you'll find four generous bedrooms, including a stylish en-suite to the main bedroom, and a contemporary family bathroom off the landing. Outside, the home features a large driveway providing ample off-road parking, a garage with front and rear access, and a private, beautifully kept rear garden — perfect for relaxing or entertaining. With gas central heating, double glazing, and no onward chain, this superb property offers the ideal blend of space, style, and convenience — an exceptional family home not to be missed. Early viewing is strongly advised!





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 Hall

Doors to lounge, kitchen, family room, WC and stairs to first floor.

Lounge 18'10" x 11'8"

Double glazed window, radiator.

Kitchen 15'1" x 9'6"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine, dishwasher, American fridge/freezer, two double glazed windows, door to side.

Dining Room 9'6" x 8'11"

Patio doors, radiator.

Family Room/Bedroom 15'10" x 7'8"

Double glazed window, radiator.

WC

Low level WC, hand wash basin.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'11" x 10'6"

Three double glazed windows, radiator, built in wardrobes.

En-Suite 7'11" x 6'4"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 12'11" x 8'5"

Double glazed window, radiator.

Bedroom Three 9'10" x 8'2"

Double glazed window, radiator.

Bedroom Four 9'10" x 7'1"

Double glazed window, radiator.

Bathroom 8'5" x 7'1"

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Artificial grass and driveway providing off road parking.

Garage 22'1" x 8'2"

With power, electric front and rear door, lighting and rear access. Brickweave into garage.

Outside Rear

Lawned garden, plastic decking, mature plants, shrubs and trees, enclosed by brick walling and timber fencing.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.

Mains gas, water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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01603764444