







39 Desborough Way I I Norwich I NR7 0RR

Offers In Excess Of £230,000

EXTENDED MID TERRACE OFFERED WITH NO ONWARD CHAIN Gilson Bailey are delighted to offer this attractive and extended, two bedroom mid-terrace house, ideally positioned within the highly sought-after Dussindale estate and offered with the significant advantage of no onward chain. Providing spacious and well-planned accommodation, this appealing property has been extended to offer additional living space, making it a fantastic opportunity for first-time buyers looking to get onto the property ladder in a popular and desirable residential location. The ground floor comprises a welcoming entrance hall leading into a comfortable and inviting lounge, providing a lovely space for relaxing and entertaining, alongside a fitted kitchen and a wonderful garden room, creating a versatile additional reception space ideal for dining, unwinding or enjoying views over the rear garden. Upstairs, the property offers two well-proportioned bedrooms and a shower room, all accessed off landing, with bedroom one enjoying the added convenience of its own en-suite WC. Outside, the property benefits from a low-maintenance paved front garden, while to the rear is a good-sized garden, providing a pleasant setting for outdoor dining, gardening or simply enjoying the warmer months. A further advantage is the en-bloc garage situated to the rear, offering valuable parking or additional storage space. Further benefits include double glazing and gas heating. Combining extended accommodation, two bedrooms, versatile living space, a generous rear garden and a garage in the desirable Dussindale estate, this attractive chain-free property would make a fantastic first-time purchase, so be quick to book a viewing.

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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
Door to lounge and stairs to first floor.

Lounge 14'9" x 10'5"
Double glazed window, radiator.

Kitchen 13'6" x 8'8"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge, washing machine and dishwasher, radiator, cupboard.

Garden Room 11'3" x 9'10"
Patio doors, radiator.

First Floor Landing
Doors to two bedrooms and shower room.

Bedroom One 11'8" x 11'8"
Double glazed window, radiator, built in wardrobe.

En-Suite
Low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'0" x 7'2"
Double glazed window, radiator.

Shower Room
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Small paved garden.

Outside Rear
Patio seating area with steps up to raised garden with paving stones and mature plants and shrubs, timber shed, enclosed by timber fencing and an en-bloc garage to the rear.

Local Authority
Broadland District Council, Tax Band B.

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.

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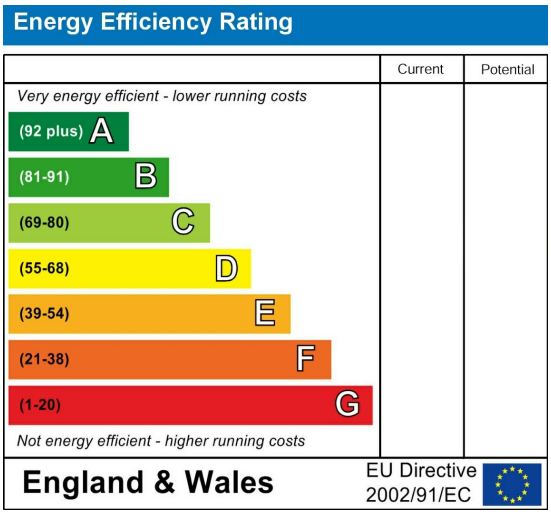

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.