



31 Fleetwood Drive | | Norwich | NR7 0RT

Guide Price £250,000

**** GUIDE PRICE £250,000 - £260,000 - BEAUTIFULLY PRESENTED MODERN HOUSE IDEAL FOR FIRST TIME BUYERS **** Gilson Bailey are delighted to offer this well presented, two bedroom semi detached house situated in the popular Dussindale estate. Accommodation comprising, entrance hall, a contemporary kitchen, lounge and a conservatory to the ground floor. On the first floor there are two bedrooms and a modern fitted bathroom off landing. Outside there is a driveway providing two off road parking spaces, and a good size enclosed rear garden with patio and decked area ideal for entertaining. The house benefits from double glazing, gas heating, engineered oak flooring and is in great condition throughout. The property would make an excellent first time purchase, downsizer or investment so be quick to book a viewing!





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other facts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used to satisfy any prospective purchaser. The accuracy, volume and measurements shown have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Floorplan 12.0.00

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.

Kitchen 12'5" x 7'1"

Double glazed window, fitted wall and base units with worktops over, sink and drainer, fitted hob and oven integrated fridge freezer, space for washing machine, radiator.

Lounge 13'5" x 11'7"

Radiator, doors to conservatory.

Conservatory 9'5" x 8'3"

Double glazed windows, electric radiator.

Bedroom One 13'5" x 9'1"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 11'5" x 8'2"

Double glazed window, radiator, built in wardrobe.

Bathroom

Frosted double glazed window bath with shower over, low level WC, hand wash basin, heated towel rail.

Outside

Feature patio and decked area ideal for entertaining and relaxing, but mainly lawned and enclosed by timber fencing. To the side is a driveway providing off road parking for 2 cars.

Tenure

Freehold

Local Authority

Broadland District Council - Tax Band B

Utilities

Ultrafast Broadband available.
Mains gas, water and electricity.

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		87
(69-80) C	71	
(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 B

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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01603764444