



21 | Laud Close | Thorpe St Andrew | NR7 0TN

Offers in Excess of £260,000

 **BUTTERFLY** 
SALES, LETTINGS & PROPERTY MANAGEMENT

The Features

- Well presented two bedroom semi detached home
- Welcoming lounge measuring 13'11 max
- Kitchen diner spanning the rear of the property
- Conservatory measuring 9'11 x 9'10 with doors to the garden
- Two well proportioned bedrooms, main with built in cupboard
- Modern, updated bathroom with shower over the bath
- Generous rear garden with patio, lawn, raised decking and mature planting
- Garage and driveway providing off road parking
- Sought after location close to local amenities, schools and transport links
- A must view property

About the Property

Step inside this well presented two bedroom semi detached home, offering a comfortable and well maintained layout that has been enjoyed by the current owner for many years. The property also benefits from a garage and driveway parking.

The ground floor features a welcoming lounge measuring 13'11 max, along with a kitchen diner across the rear. Off the kitchen is a good size conservatory measuring 9'11 x 9'10, with double doors opening out to a patio area and the mature, private garden, ideal for relaxing or entertaining.

Upstairs, the property continues to offer well proportioned accommodation, including two bedrooms, with the main bedroom measuring 12'3 max and benefiting from a built in cupboard, along with a modern, updated bathroom with a shower over the bath.

Situated in a highly sought after area, the property is well placed for local amenities, schools and transport links, making it a great opportunity for a range of buyers.





The Outside

Outside to the rear is a gardener's delight, with an established garden providing an excellent space for relaxing, gardening or outdoor dining. The garden offers a variety of areas, including a raised decking area, a lawn, mature beds with established planting and a tree, as well as a large patio area leading directly from the conservatory. There is also access to the rear of the garage, which benefits from power, lighting and an up and over door to the front. A side gate provides access to the front of the property.

To the front, the property features a lawned area, complemented by a slate border with mature plants and shrubs, along with a driveway providing off road parking.

Location Overview

Dussindale is a highly sought after suburb to the east of Norwich city centre, offering a residential setting with excellent connectivity. Popular with families and professionals, the area is well served by reputable schools, including Thorpe St Andrew School and Sixth Form.

There are a range of everyday amenities nearby, with Sainsbury's within easy reach, as well as a selection of local shops and services. The area is also known for its scenic walks along the River Yare, providing a great space for walking, running or simply enjoying the outdoors. The River Green Pantry is also close by, ideal for a coffee or light bite.

For commuters, Dussindale benefits from regular bus routes into the city centre, along with convenient access to the A47 and Northern Distributor Road. Riverside Retail Park, the leisure complex and Norwich City Football Club at Carrow Road are all just a short drive away.

With additional facilities such as Bannatyne Health Club and Spa and Costa Coffee nearby, Dussindale offers a great balance of convenience and lifestyle.

Directions

Head along Dussindale Drive, passing Sainsbury's on your right. At the roundabout, turn left to continue on Dussindale Drive, then at the next roundabout take the left onto Naseby Way. Take the next left into Ireton Close, followed by a further left into Laud Close, where the property can be found towards the end of the cul-de-sac on the left hand side.

Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

Further Information

Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request.

GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.



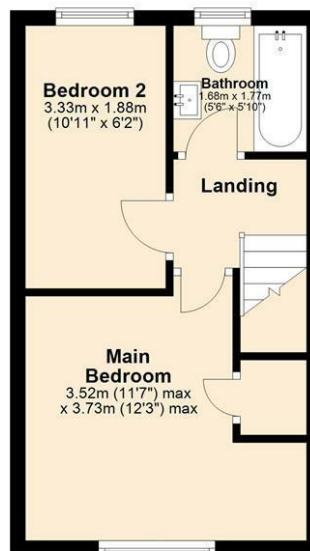
Ground Floor

Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor

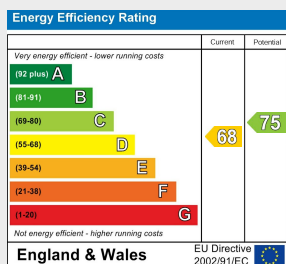
Approx. 25.2 sq. metres (271.2 sq. feet)



Total area: approx. 59.3 sq. metres (638.1 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.

Plan produced using PlanUp.



Tenure: Freehold
Council Tax Band: B
Local Authority: Broadland



You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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