



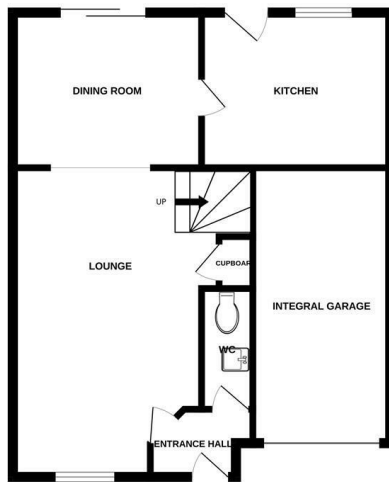
25 Bunyan Close | Dussindale | Norwich | NR7 0UZ

£350,000

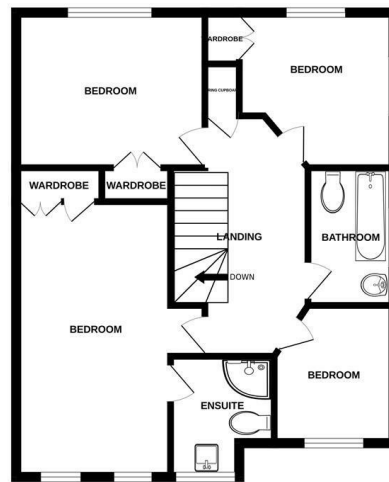
****DETACHED FAMILY HOME ON A CORNER PLOT WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, DETACHED HOUSE situated in a quiet cul-de-sac in the sought after Dussindale estate. Accommodation comprising entrance hall, lounge, dining room, kitchen and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a front driveway providing OFF ROAD PARKING leading to a SINGLE GARAGE and to the rear there is a PRIVATE, MATURE GARDEN. The house benefits from double glazing, gas heating (NEW BOILER FITTED IN 2026) and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.



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

Front door to:

Entrance Hall

Control box for alarm, doors to lounge and WC

Lounge 17'9" x 10'5"

Double glazed window, radiator, stairs to first floor.

Dining Room 10'7" x 8'7"

Sliding patio doors, radiator.

Kitchen 11'0" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, built in fridge/freezer, space for washing machine/dishwasher and tumble dryer, double glazed window, door to rear, wall cupboard housing boiler.

WC 7'3" x 3'2"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'5" x 10'7"

Two double glazed windows, two radiators, built in wardrobes.

En-Suite 6'5" x 5'7"

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

Bedroom Two 10'5" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'0" x 8'6"

Double glazed window, radiator, built in wardrobe.

Bedroom Four 7'10" x 6'11"

Double glazed window, radiator.

Bathroom 8'3" x 5'0"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Driveway providing off road parking for two vehicles leading to a single integral garage.

Outside Rear

Patio seating area, lawned garden, mature plants, timber shed, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water, gas 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		80
(55-68) D	62	
(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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