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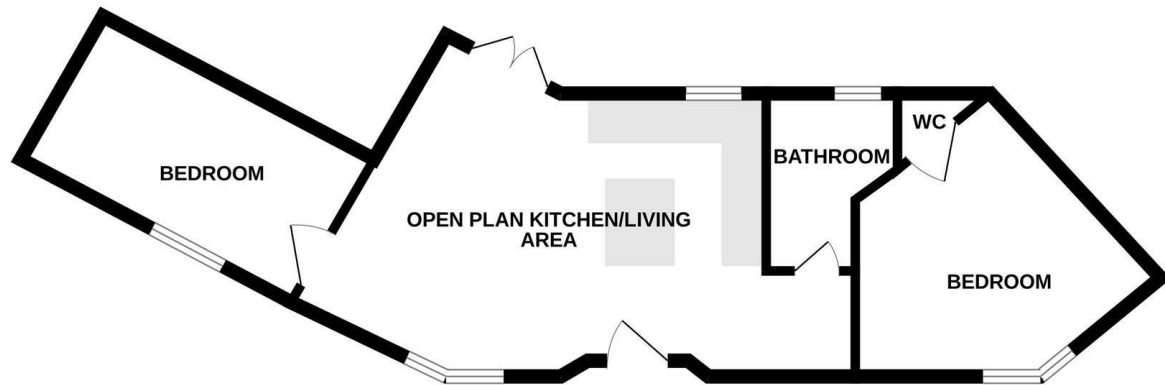


**1 Parliament Court | | Norwich | NR7 0TG**

**£230,000**

**\*\*THE PERFECT FIRST TIME PURCHASE\*\*** Gilson Bailey are delighted to present this stunning, modernised two-bedroom semi-detached bungalow, superbly positioned within the highly sought-after Dussindale estate. Beautifully updated throughout, the property offers stylish and contemporary accommodation comprising a large open-plan kitchen and living area, ideal for modern living and entertaining, a sleek modern bathroom and two well-proportioned bedrooms, with the principal bedroom further benefiting from an en-suite WC. Externally, the home continues to impress with an attractive wrap-around shingled front garden, a driveway providing convenient off-road parking and an enclosed rear lawned garden offering a private outdoor space. Further benefits include double glazing, gas central heating and excellent condition throughout, making this an ideal opportunity for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to fully appreciate the quality and location of this superb bungalow.

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**GROUND 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:

**Open Plan Kitchen/Living Area 23'2" x 11'3"**

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer and washing machine, two double glazed windows, radiator, patio doors.

**Bedroom One 10'9" x 9'7"**

Double glazed window, radiator.

**WC**

Low level WC, hand wash basin.

**Bedroom Two 15'8" x 7'3"**

Double glazed window.

**Bathroom**

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

**Outside Front**

Shingled garden and driveway providing off road parking.

**Outside Rear**

Lawned garden enclosed by timber fencing with rear gate access.

**Local Authority**

Broadland District Council, Tax Band B.

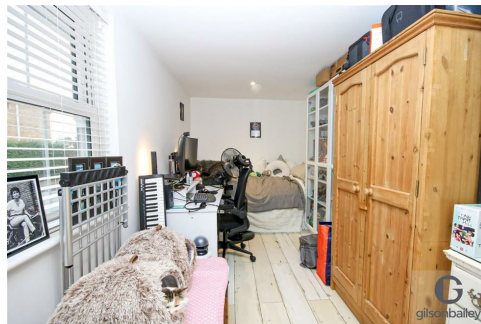
**Tenure**

Freehold


**Utilities**

Full fibre broadband available.  
Mains gas, water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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