



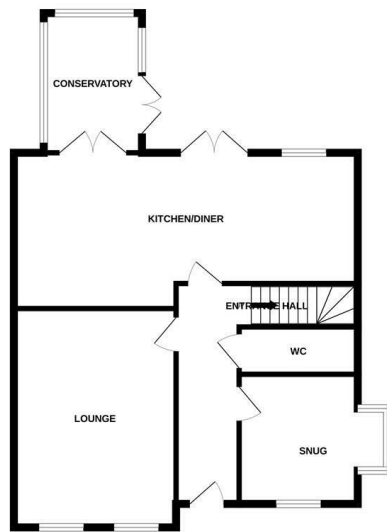
**21 Dusty Miller Drive | Easton | Norwich | NR9 5FP**

**Offers Over £395,000**

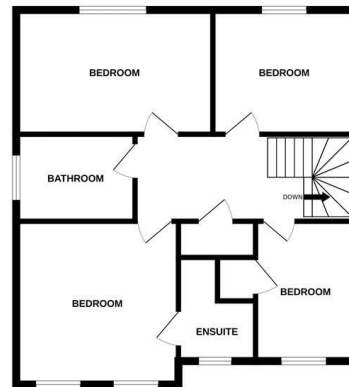
**\*\*STUNNING DETACHED FAMILY HOME \*\*** Set within a modern development in the sought-after village of Easton, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation ideal for family living. The ground floor features a welcoming entrance hall, a comfortable lounge, a stylish kitchen/diner, a handy snug, a bright conservatory and a WC. Upstairs, four well-proportioned bedrooms sit off the landing, including a generous main bedroom with its own en-suite, plus a modern family bathroom. Outside, the property enjoys an enclosed south facing rear garden and a driveway providing off-road parking leading to a single garage. With double glazing, gas heating and immaculate presentation throughout, this is an excellent opportunity to secure a ready-to-move-into family home in a highly desirable location. Early viewing is strongly recommended.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

Easton is a popular village situated just to the west of Norwich, closeby to an array of amenities including schooling, Longwater Retail Park with Sainsbury's superstore, restaurants and gym. Also closeby to the idyllic village of Bawburgh with the award-winning King's Head public house and restaurant

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge, kitchen/diner, snug, WC and stairs to first floor.

### Lounge 16'7" x 12'0"

Two double glazed windows, two radiators.

### Kitchen/Diner 25'4" x 11'0"

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

### Snug 10'11" x 9'6"

Two double glazed windows, radiator.

### Conservatory 10'4" x 7'2"

Double glazed construction with doors to garden.

### WC

Low level WC, hand wash basin, radiator.

### First Floor Landing

Doors to four bedrooms and bathroom.

### Bedroom One 12'1" x 11'11"

Two double glazed windows, radiator.

### En-Suite 7'7" x 5'2"

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

### Bedroom Two 14'6" x 8'11"

Double glazed window, radiator.

### Bedroom Three 10'6" x 9'0"

Double glazed window, radiator.

### Bedroom Four 8'9" x 6'5"

Double glazed window, radiator, cupboard, fitted wardrobes.

### Bathroom 8'9" x 6'5"

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

## Outside

Lawned front garden, lawned rear garden enclosed by walling and fencing with rear gate access to driveway and garage.

## Local Authority

South Norfolk District Council, Tax Band E.

## 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>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</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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