



22 Roundway Down | | Norwich | NR7 0NR

£250,000

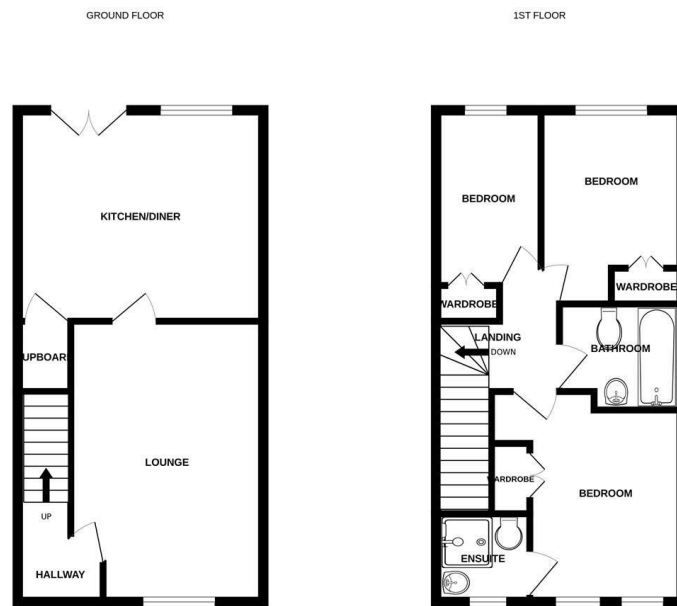
****OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this well presented three-bedroom semi-detached home, quietly tucked away in the highly sought-after Dussindale estate, to the east of Norwich.

Accommodation comprising an entrance hall, a comfortable lounge, and an open-plan kitchen/diner – perfect for family living and entertaining. Upstairs, there are three well-proportioned bedrooms and a family bathroom off the landing, with the principal bedroom benefiting from its own en-suite shower room.

Outside, the property enjoys an off-road parking space to the front and a fully enclosed rear garden, providing a safe and private area ideal for children, pets, or summer gatherings.

Further benefits include gas central heating, double glazing, and immaculate presentation throughout, making this home ready to move straight into. Ideally located close to local amenities, schools, shops, and transport links into Norwich City Centre, this property would make an excellent first-time purchase or family home.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, doors 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 operation or efficiency can be given. Made with Metaplan 03/05/18

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

Door to lounge and stairs to first floor.

Lounge 16'0" x 10'6"

Kitchen/Diner 13'5" x 11'7"

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 10'11" x 10'7"

En-Suite 5'3" x 4'11"

Bedroom Two 10'7" x 7'8"

Bedroom Three 10'7" x 5'8"

Bathroom 7'2" x 5'9"

Outside Front

Off road parking space.

Outside Rear

Patio and lawned area, enclosed by timber fencing with rear gate access.

Local Authority

Broadland District Council, Tax Band C.

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) A		
(81-91) B		88
(69-80) C	73	
(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 C

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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