



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



46 Fleetwood Drive | Dussindale | Norwich | NR7 0RT

£315,000

****EXTENDED DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to present this exceptionally well-presented three-bedroom detached bungalow, rarely available on the highly sought-after Dussindale estate. Offering spacious and versatile accommodation throughout, the property comprises a welcoming entrance hall, generous lounge/diner, fitted kitchen, modern shower room with underfloor heating, three bedrooms, dressing room/study, conservatory, utility room and WC. Externally, the bungalow enjoys a driveway providing off-road parking and beautifully maintained, private gardens to the side and rear, ideal for both relaxation and entertaining. Further benefits include double glazing, gas central heating, solar panels and the added advantage of no onward chain, making this a superb opportunity for a wide range of buyers. Early viewing is strongly recommended to fully appreciate the quality, space and location on offer.

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

Doors to lounge/diner, kitchen, shower room, two bedrooms, dressing room/study, WC.

Lounge/Diner 21'7" x 12'6"

Double glazed window, patio doors, two radiators.

Kitchen 10'5" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge, washing machine and dishwasher, double glazed window.

Shower Room 8'1" x 5'5"

Shower cubicle, low level WC, hand wash basin, two heated towel rails, frosted double glazed window, underfloor heating.

Bedroom One 13'10" x 9'8"

Double glazed window, radiator.

Bedroom Two 11'5" x 8'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 8'2" x 8'2"

Double glazed window, radiator.

Dressing Room/Office 9'9" x 7'2"

Double glazed window, radiator, built in wardrobes.

Conservatory 13'2" x 10'3"

Double glazed PVC construction with radiator and doors to garden.

Utility Room 8'2" x 6'4"

Fitted wall and base units with worktops over, space for tumble dryer and freezer.

WC 6'8" x 2'10"

Low level WC, hand wash basin, radiator.

Outside Front

Driveway providing off road parking.



Outside Rear

Paved gardens, artificial grass, mature plants, shrubs and trees, shed, enclosed by fencing and hedging with side gate access.

Local Authority

Broadland District Council, Tax Band D.

Tenure

Freehold

Utilities

Fibre to the property.
Mains, gas, water and electric.

