



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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## 10 Dovedales Court | | Norwich | NR6 7PZ

**£450,000**

**\*\*LARGE DETACHED FAMILY HOME IN A PEACEFUL SPOT\*\*** Gilson Bailey are delighted to offer this substantial and beautifully presented four-bedroom detached family home, tucked away in a quiet cul-de-sac within the highly sought-after suburb of Sprowston. This impressive property offers generous and versatile living space, featuring a welcoming entrance hall, a bright and comfortable lounge, a separate dining room, a well-appointed kitchen with utility room, a charming garden room, a study ideal for home working, and a ground floor WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off landing, with the principal bedroom benefitting from its own en-suite shower room. Externally, the property boasts a large driveway providing off-road parking leading to a garage, along with a large, private and mature rear garden—perfect for family living and entertaining. With double glazing, gas central heating, and excellent condition throughout, this outstanding home is ideal for growing families, and early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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#### Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

#### Accommodation Comprises

Front door to:

#### Entrance Hall

Doors to lounge, dining room, kitchen, study, WC and stairs to first floor.

#### Lounge 22'3" x 11'8"

Two double glazed windows, two radiators.

#### Dining Room 9'2" x 8'11"

French doors, radiator.

#### Kitchen 10'10" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge and dishwasher, double glazed window.

#### Utility Room 8'7" x 5'4"

Fitted wall and base units with worktops over, space for washing machine and tumble dryer, door to side.

#### Garden Room 9'0" x 7'3"

Doors to garden, radiator.

#### Study 10'1" x 9'6"

Double glazed window, radiator.

#### WC 5'5" x 4'9"

Low level WC, hand wash basin, radiator, frosted double glazed window.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 14'10" x 11'7"

Double glazed window, radiator, dressing area with built in wardrobes.

#### En-Suite 7'1" x 5'4"

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

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

Double glazed window, radiator.

#### Bedroom Three 12'5" x 8'10"

Double glazed window, radiator, built in wardrobes.



#### Bedroom Four 10'1" x 9'6"

Double glazed window, radiator.

#### Bathroom 9'5" x 5'4"

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

#### Outside Front

Lawned garden with mature shrubs and trees, extensive driveway providing off road parking and garage.

#### Outside Rear

Large lawned garden, patio area, mature plants, shrubs and trees, enclosed by timber fencing with side and rear gate access.

#### Local Authority

Broadland District Council, Tax Band B.

#### Tenure

Freehold

#### Utilities

Fibre to the property.  
Mains gas, water 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.

