



**G**  
gilsonbailey



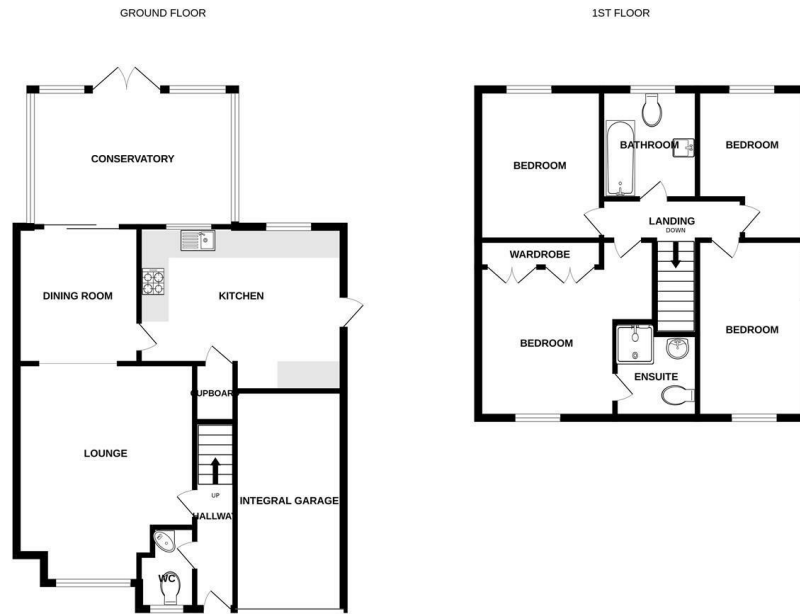
**14 Newbury Way | | Norwich | NR7 0YQ**

**Guide Price £350,000**

**\*\*GUIDE PRICE £350,000 - £370,000\*\***

**\*\*EXCELLENT FAMILY HOME OFFERED WITH NO ONWARD CHAIN\*\*** Gilson Bailey are delighted to present this beautifully maintained four-bedroom detached family home, peacefully positioned within the ever-popular Dussindale estate. Boasting spacious and versatile living throughout, the property offers a welcoming entrance hall, bright lounge, separate dining room, kitchen, conservatory and ground floor WC, while upstairs provides four well-proportioned bedrooms, a family bathroom and en-suite to the main bedroom. Outside, a driveway and integral garage provide ample parking, and the private rear garden with lawn, patio and charming summerhouse creates the perfect space for relaxing or entertaining. Offered with no onward chain, this superb home benefits from gas central heating and double glazing and represents an ideal long-term family purchase – early viewing is highly recommended.

**G**  
**gilsonbailey**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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.  
Made with Metaplan C5025

## 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, WC and stairs to first floor.

### Lounge 15'5" x 13'1"

Double glazed window, two radiators.

### Dining Room 10'2" x 8'2"

Sliding patio doors, radiator.

### Kitchen 15'1" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, Range cooker, space for fridge/freezer and washing machine, two double glazed windows, radiator, cupboard, door to side.

### Conservatory 15'1" x 9'6"

Double glazed construction with patio doors to garden.

### WC

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

### First Floor Landing

Doors to four bedrooms and bathroom.

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

Double glazed window, radiator, built in wardrobes.

### En-Suite

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

### Bedroom Two 14'9" x 7'10"

Double glazed window, radiator.

### Bedroom Three 11'5" x 8'6"

Double glazed window, radiator.

### Bedroom Four 11'1" x 7'10"

Double glazed window, radiator.

### Bathroom

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

### Outside Front

Brick weave driveway providing off road parking leading to an integral garage.

### Outside Rear

Patio seating area, lawned garden, summer house, timber shed, enclosed by timber fencing.

### Local Authority

Broadland District Council, Tax Band D.

### Tenure

Freehold


### Utilities

Full fibre broadband available.  
Mains water and electric.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	69	76
(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	

### Local Authority

Broadland District Council, Tax Band D

### 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.

<https://www.gilsonbailey.co.uk>  
01603764444