



Bunyan Close, Dussindale, Norwich

Guide Price £390,000 Freehold

Energy Efficiency Rating : C

- ✓ 1150 Sq ft (stms) Family Home
- ✓ Versatile 4 or 5 Bedroom Layout
- ✓ Attractive Twin Gable Design
- ✓ Tandem Garage with Potential
- ✓ Terrace Lawned Garden
- ✓ Two/Three Reception Rooms
- ✓ Four/Five Bedrooms
- ✓ Two En Suites

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116

**STARKINGS
&
WATSON**



This 1150 Sq ft (stms) detached house offers a SIZEABLE TERRACED GARDEN and LARGE tandem GARAGE. With a VERSATILE 4 or 5 BEDROOM LAYOUT, the property offers HUGE POTENTIAL for OPEN PLAN LIVING, with OPTIONS to EXTEND or convert the GARAGE (stp). The hall entrance includes the stairs, with doors to the STUDY or FIFTH BEDROOM. The SITTING ROOM extends to the rear with PATIO DOORS leading out, and double doors to the DINING ROOM. The accommodation forms a circle, via a door to the utility room, with the CLOAKROOM and KITCHEN beyond. The LAYOUT is ideal for families, whether cooking, dining, entertaining or doing homework - everyone is accessible and close by. Upstairs the FOUR MAIN BEDROOMS lead off the landing, with VARIOUS BUILT-IN STORAGE, two EN SUITES and the family bathroom. Offering an ATTRACTIVE SYMMETRICAL TWIN GABLE FRONTAGE, the parking allows space for two vehicles, and the REAR GARDEN offers lawns and patio space.

LOCATION

Dussindale is a popular development located on the Eastern edges of Norwich City centre, offering a wealth of local amenities and services, to include, shops, schools, community centre, parks, health centres and larger supermarket chains within easy reach, this area is perfect for any family. Norwich City Centre is approximately 15 minutes drive away, and is also accessible via local bus services.

DIRECTIONS

You may wish to use your Sat-Nav (NR7 0UZ), but to help you... Leaving Norwich East bound on the A1042 Ring Road, continue to the T-Junction with Sainsbury's Supermarket directly ahead. At the lights turn left onto Dussindale Drive. At the roundabout, take the first exit to continue along Dussindale Drive. At the next roundabout take the second exit, to continue straight on. At the following roundabout take the first exit onto Independent Way, left onto Edgehill, and left onto Bunyan Close. Follow the road to the right where the property can be found on the left hand side, indicated by our For Sale board.

The property is approached by a hard standing driveway, which steps up to the main entrance door, bordered by a mixture of mature shrubs and hedging.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, radiator, thermostat heating control, stairs to first floor landing, coved ceiling, doors to:



KITCHEN/BREAKFAST ROOM

11' 11" x 7' 9" Max (3.63m x 2.36m) Fitted range of wall and base level units with and inset one and a half bowl sink and drainer unit with mixer tap, inset gas hob, built-in electric double oven and extractor fan over, space for dishwasher, space for breakfast table, tiled flooring, radiator, uPVC double glazed window to front, opening to:

UTILITY ROOM

7' 10" x 5' 8" (2.39m x 1.73m) Fitted range of base level units with complementary rolled edge work surfaces and inset stainless steel sink and drainer unit, tiled splash backs, space for washing machine, tiled flooring, radiator, uPVC double glazed door to side, wall mounted gas fired central heating boiler, door to dining room, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, wood effect flooring, radiator, extractor fan.

DINING ROOM

11' 4" x 8' 6" (3.45m x 2.59m) Wood effect flooring, radiator, uPVC double glazed window to rear, coved ceiling, double doors to:

SITTING ROOM

18' 6" x 10' 3" (5.64m x 3.12m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed French doors to rear, television and telephone points, coved ceiling, door to entrance hall.

STUDY/BEDROOM

7' 8" x 7' 3" (2.34m x 2.21m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in airing cupboard, loft access hatch, doors to:

DOUBLE BEDROOM

14' 11" x 11' 6" Max (4.55m x 3.51m) Fitted carpet, radiator, uPVC double glazed window to front, built-in double wardrobe, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled rainfall shower, tiled walls, extractor fan, wood effect flooring, radiator, uPVC obscure double glazed window to front.

DOUBLE BEDROOM

11' x 8' 8" Max (3.35m x 2.64m) Fitted carpet, radiator, uPVC double glazed window to rear x4, built-in double wardrobe, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled rainfall shower and glazed shower screen, tiled splash backs, extractor fan, wood effect flooring, radiator.







BEDROOM

8' 5" x 8' 2" (2.57m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, built-in double wardrobe.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap, tiled splash backs, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to side.

BEDROOM

9' 10" x 8' (3m x 2.44m) Fitted carpet, radiator, uPVC double glazed window to front.

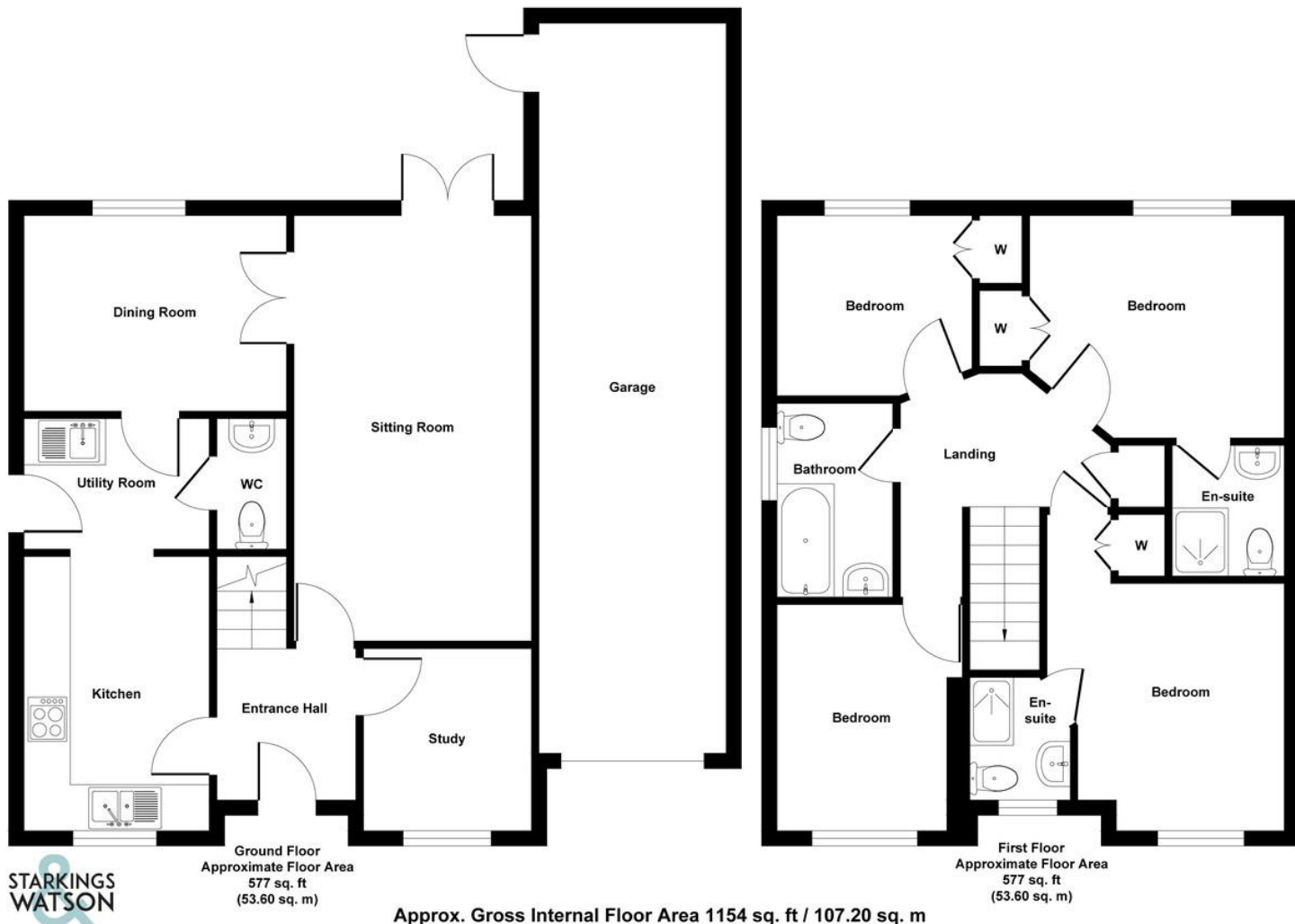
OUTSIDE REAR

Outside you will find a large rear garden arranged over three levels - with spacious patio and lawned area. There is a mixture of mature shrubs and flower beds providing privacy within the garden, whilst gated access lead to front, and a door leads to the tandem garage.

TANDEM GARAGE

31' 9" x 8' 1" (9.68m x 2.46m) Up and over door to front, door to side, storage above, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements