

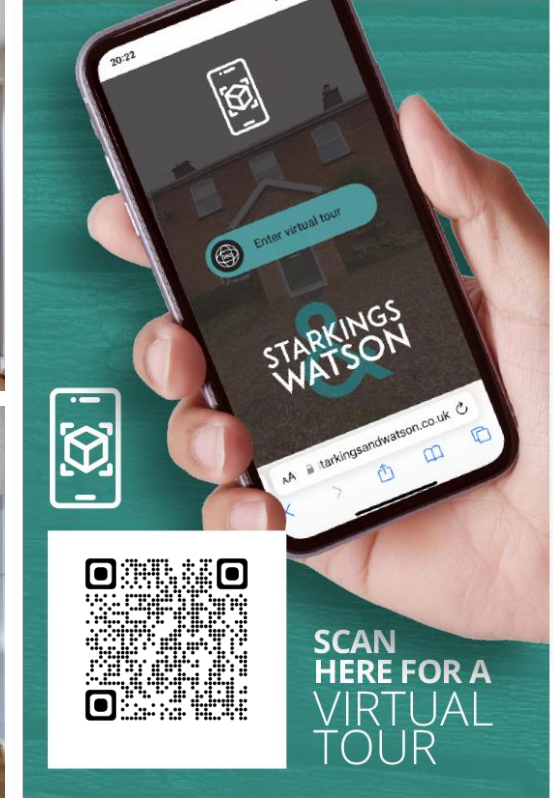
BUNYAN CLOSE

Dussindale, Norwich NR7 0UZ

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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- No Chain!
- Excellent First Time Buy or BTL
- Sitting Room with Window to Front
- Kitchen/Dining Room with French Doors
- En Suite & Family Bathroom
- Two Double Bedrooms
- Larger Than Average Gardens
- Parking Adjacent

### IN SUMMARY

NO CHAIN. This home could be a WONDERFUL FIRST TIME BUY or fit the brief for a BUY TO LET INVESTMENT. The accommodation is TUCKED AWAY which is unusual for the development, with PARKING ADJACENT and a FAIR SIZE GARDEN. Stepping inside a hall entrance offers stairs to the first floor and a door to the SITTING ROOM. The open plan KITCHEN/DINING ROOM offers STORAGE and FRENCH DOORS to the rear garden. Upstairs the landing leads to TWO DOUBLE BEDROOMS of which one has an EN SUITE SHOWER ROOM, and to the FAMILY BATHROOM. The rear garden is enclosed with TIMBER PANEL FENCING, where there is scope to extend (stp) the main accommodation given the size of the plot.

### SETTING THE SCENE

As you approach this home, either via the pedestrian footpath on Bunyan Close or the vehicular access off Edgehill. There is parking adjacent for multiple vehicles with a tree lined aspect to side. A timber gate leads into the rear garden and uPVC double glazed door to the entrance hall.

### THE GRAND TOUR

Once inside, wood effect flooring is under foot and the stairs to first floor landing straight ahead. On the left, a door takes you into the sitting room which has a window facing to front and a door through to the kitchen/dining room. Finished with wood effect flooring, this light and bright room is a great reception space. The kitchen has an integrated double oven, hob and extractor fan with space provided under and adjacent to the work-surfaces for washing machine and fridge/freezer. The French doors in this room are in front of the dining area. Upstairs, both bedrooms have fitted carpets of which one faces to front and the other to rear. The main bedroom includes an en suite shower room with Aqua board splash backs, and the main family bathroom offers tiled splash backs and a shower over the bath.

### THE GREAT OUTDOORS

An area of patio extends from the main property and runs just beyond the property providing access to the timber gate. Fencing runs along all the boundaries, whilst a useful storage shed can be found, with a generous lawn and mature plants and shrubs in place.

### OUT & ABOUT

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



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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.

#### FIND US

Postcode : NR7 0UZ

What3Words : ///dust.joins.bets

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

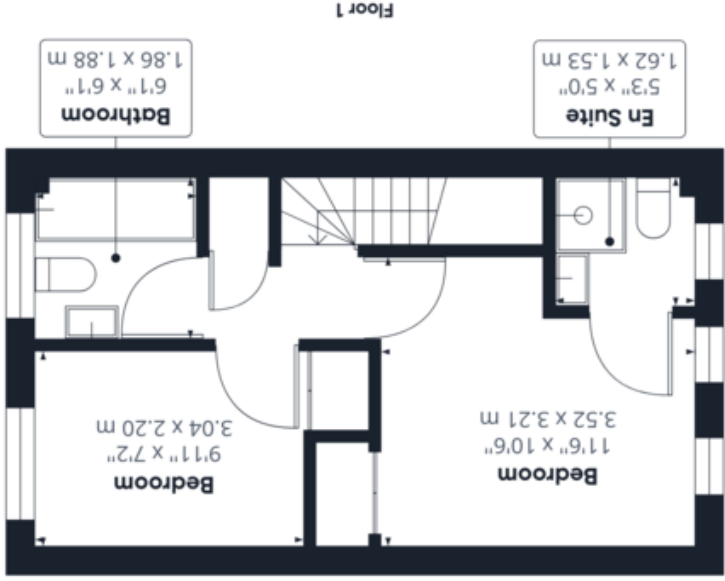
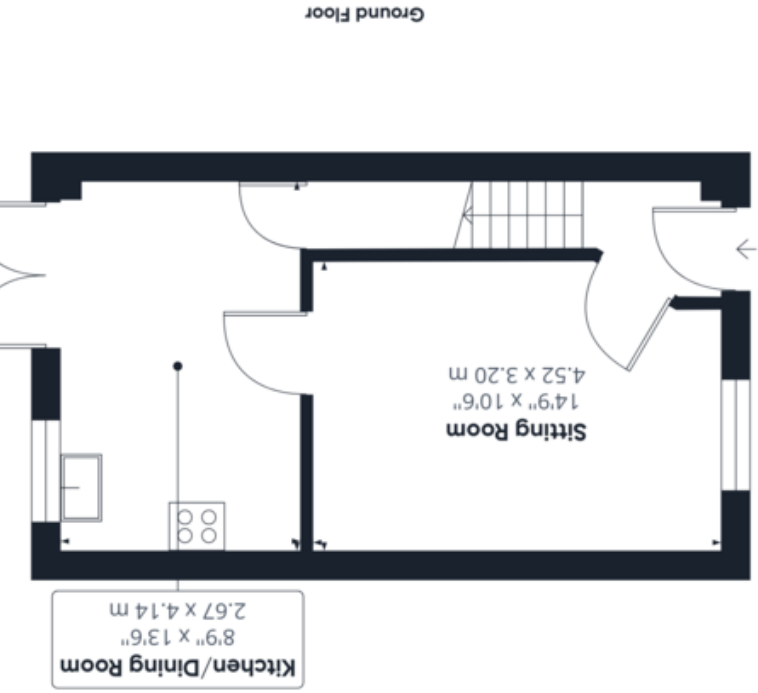
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Price:



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**Approximate total area<sup>(1)</sup>**

618.73 ft<sup>2</sup>  
57.48 m<sup>2</sup>

(1) Excluding balconies and terraces

GIRAFFE 360  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.