



£450,000 - £460,000
Guide Price

5 Bedrooms
3 Reception Rooms
3 Bathrooms

Turnham Green, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Situated in the very popular Dussindale Estate, this impressive detached 4/5 bedroom ensuite home boasts a sunny orientation with light all day and a stylish finish throughout, creating an ideal family home. The property is offered with vacant possession and we urge an early viewing to avoid disappointment.

ENTRANCE HALL

With stairs, first floor and under stairs storage cupboard.

CLOAK ROOM

With WC and wash basin.

LOUNGE

A well proportioned and bright room with main focal point fireplace with timber surround and marble hearth, high-quality LVT flooring leading through to.

DINING ROOM

With ample space for a 6 to 8 seater table, accessed via the lounge by glazed French doors, there is a return door to the kitchen and Doors to.

CONSERVATORY

An impressive, wraparound conservatory of low brick construction with UPVC double glazing and internally insulated vaulted roof, the conservatory enjoying views overlooking the rear gardens and benefiting from light all day.

KITCHEN/BREAKFAST ROOM

A modern selection of ivory shaker units in base drawer and wall mounted style. There are larger style cupboards, recess for dishwasher and recess for range with gas top and dual electric ovens, pull out pantry units and further hanging and shelving for storage. The kitchen enjoying views overlooking the rear gardens, the vinyl flooring leading through to.

UTILITY ROOM

Further shaker units with space for large USA fridge freezer with plumbing for automatic washing machine. Wall mounted Alpha boiler for central heating the utility having a window and door giving access to the rear gardens.

GROUND FLOOR BEDROOM

A bright and spacious room with view to the front with ample room for a double bed or furniture/Office.

ENSUITE

shower cubicle and wash basin, shower board fittings and electric instant hot water Myra shower unit.

LANDING

With access to the loft. Airing cupboard containing the hot water cylinder.



MAIN BEDROOM

A considerable double bedroom with views to the front with a large bank of fitted wardrobe cupboards.

ENSUITE

Comprising WC with concealed cistern and wash basin with storage below, shower cubicle with mains hot water shower unit, heated towel, all of which complimented with ceramic tiled, splashback and surrounds.

STUDY

A small double room with view overlooking the rear, a bright bedroom in the afternoons.

BATHROOM

Comprising panel bath, WC and wash basin with electric instant hot water shower unit with complementing ceramic tiled splashback and surrounds and heated towel rail.

BEDROOM

A good size double bedroom with views overlooking the rear garden. There is a large double wardrobe cupboard.

BEDROOM

A good size double bedroom with a view overlooking the front, large double wardrobe cupboards.

OUTSIDE

To the front of the property is a driveway with parking for two vehicles leading to a garage with electric roller door, the front garden comprising of lawn with mature flower and shrub borders as well as mature trees. The rear of the property having a lawned garden and patio area with a vast selection of mature shrubs, flowers and borders, accessed via a service gate to one side of the property and enclosed by brick wall and fencing.

EPC Rating:

D

Council Tax:

Band E

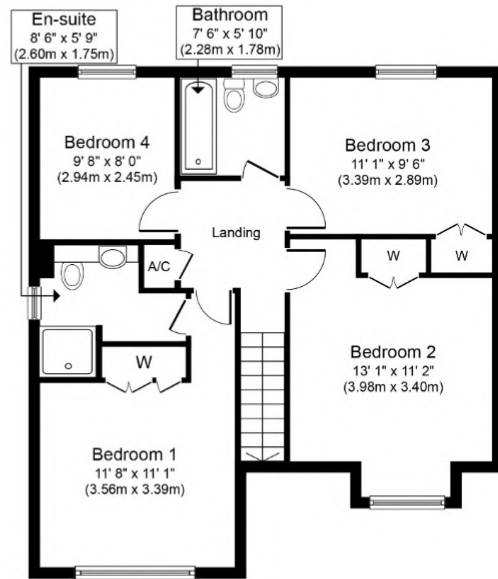
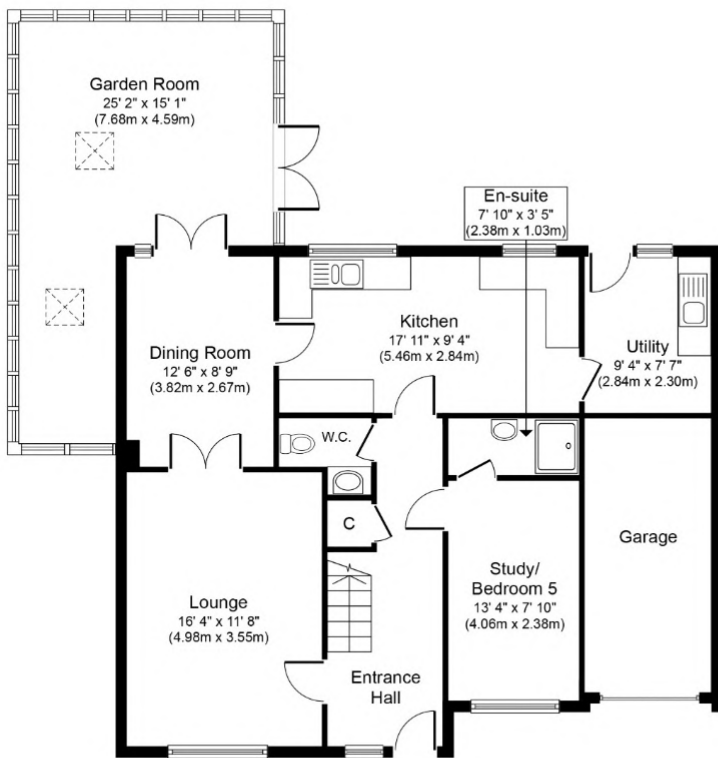
Local Authority:

Broadland District Council

Tenure:

Freehold





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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