

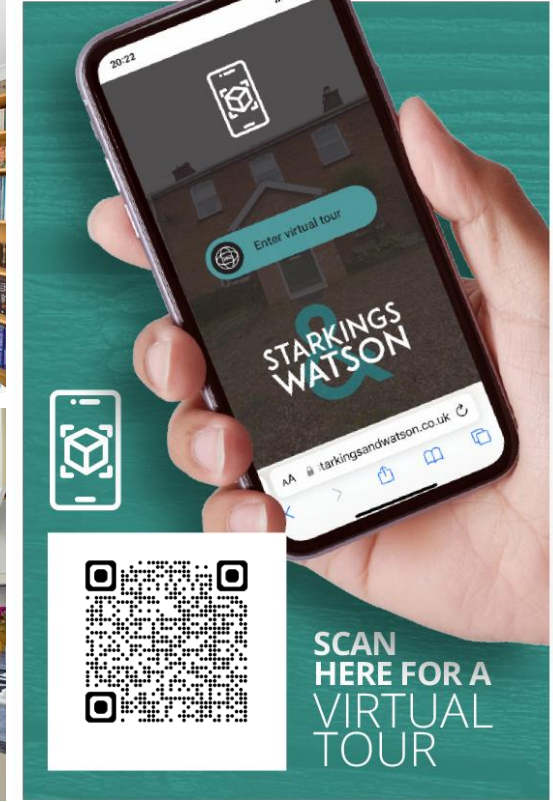
WALLER CLOSE

Dussindale, Norwich NR7 0RN

Freehold | Energy Efficiency Rating : C

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

FOR SALE  
PROPERTY



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



STARKINGS  
&  
WATSON

- Detached Family Home
- 29' Dual Aspect Sitting/Dining Room
- Sizeable Fitted Kitchen
- Four Double Bedrooms
- Family Bathroom, En-Suite & Cloakroom
- Converted Double Garage
- Private Rear Garden & Off Road Parking
- Occupying A Corner Plot

#### IN SUMMARY

Occupying a CORNER PLOT this DETACHED FAMILY HOME offers a generous floor space measuring a little over 1430 Sq. Ft (stms), Centred on FAMILY LIVING, a brilliant 29' OPEN PLAN SITTING/DINING ROOM can be found, along with a generous kitchen leading to a CONVERTED DOUBLE GARAGE - ideal for a home gym, office or potential ANNEXE (stp). The GARAGE could of course be easily converted back to storage and parking. Boasting FOUR DOUBLE BEDROOMS on the first floor, all of which having use of the family bathroom, while the MAIN BEDROOM offers an extended EN-SUITE SHOWER ROOM. The rear garden has been altered with PRIVACY in mind, including multiple seating areas - ideal for friends and family.

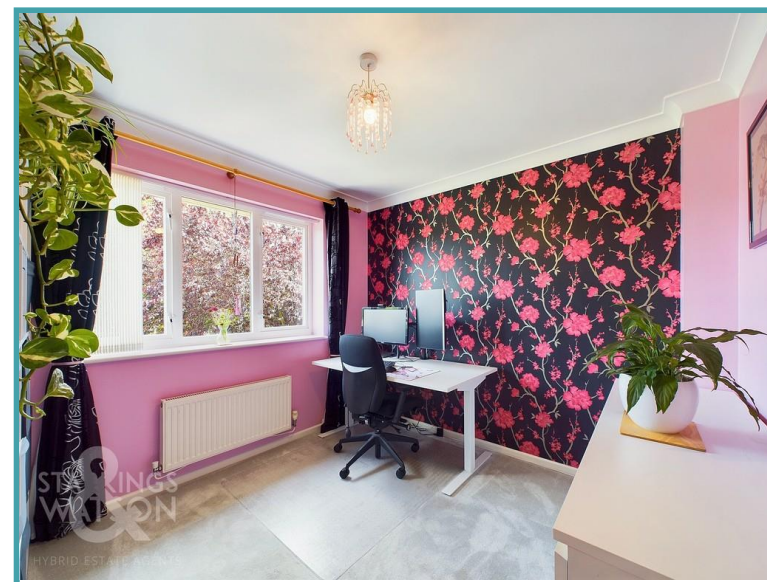
#### SETTING THE SCENE

The property sits proudly on the corner of this popular development with a large brick weave driveway to the front suitable for multiple vehicles while privacy giving mature shrubs border the front garden to the front and side.

#### THE GRAND TOUR

Stepping inside you are first met with the central hallway

with carpeted flooring, understairs storage space and access to the two piece cloakroom, tastefully decorated with a tiled surround and heated towel rail. Immediately to your right you can find the open plan sitting/dining room reaching from front to back, this dual aspect space could be separated but currently offers a free flowing feel with carpeted flooring underfoot and ample floor space for soft furnishings and a formal dining table with uPVC French doors in the dining area leading onto the rear garden. The rear of the property is occupied by the kitchen, a generously sized space offering a range of wall and base mounted storage with tiled splash backs and integrated oven and gas hob with extraction above. The rolled edge work surfaces provide space and plumbing for a dishwasher and washing machine, as well as space for a tumble dryer with an access door into the rear garden. The double garage can also be accessed via the kitchen, this space has been altered by the current owners creating an extremely versatile space with carpeted flooring, plastered walls and ceilings with full electric. This space could become a home office, second sitting room, family room, gym or even has potential to be converted into an annex (stp) or simply returned to its intended use where access can be found into the kitchen and rear garden space. The first floor landing gives access to all four bedrooms, airing cupboard and the three piece family bathroom with a fully tiled surround and vinyl flooring this well-appointed space also features a wall mounted heated towel rail and a range of vanity storage. The main bedroom can be found to the front of the property, a generous room with ample floor space for soft furnishings with built in wardrobes and use of the three piece en-suite shower room, excellently finished with a walk-in shower, heated towel rail and underfloor heating. The second bedroom also sits at the



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



front of the property on the opposite side, this double bedroom currently serves as a home office but does boast built in wardrobes and radiator. The third and fourth bedrooms both sit with a rear facing aspect with carpeted flooring, uPVC double glazed windows and radiators. Both rooms would make comfortable double bedrooms, with one currently serving as a study and the other as a storage room.

#### THE GREAT OUTDOORS

The rear garden has undergone extensive modifications by the current owners all with ease of use and privacy in mind. The predominantly flagstone area has mature planting borders and a sunken Mediterranean style patio area, perfect for enjoying those warmer months in privacy whilst enjoying the colourful garden that surrounds you.

#### OUT & ABOUT

The popular suburb of Dussindale is situated East of Norwich. There are a wide range of local amenities including primary school, supermarket, opticians, doctors surgeries and a regular bus route to Norwich and Norwich Train Station. Dussindale is located close to the A47, and close to the new Postwick interchange, providing easy access to both Great Yarmouth and the A11 heading towards London.

#### FIND US

Postcode : NR7 0RN

What3Words : ///pest.range.worked

#### VIRTUAL TOUR

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

#### AGENTS NOTE

The property has been altered with the need to work from home in mind by having ethernet wiring in the sitting room, two bedrooms and garage.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



Approximate total area<sup>m</sup>  
 1430.32 ft<sup>2</sup>  
 132.88 m<sup>2</sup>  
 Reduced bedroom  
 32.89 ft<sup>2</sup>  
 3.06 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

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.