

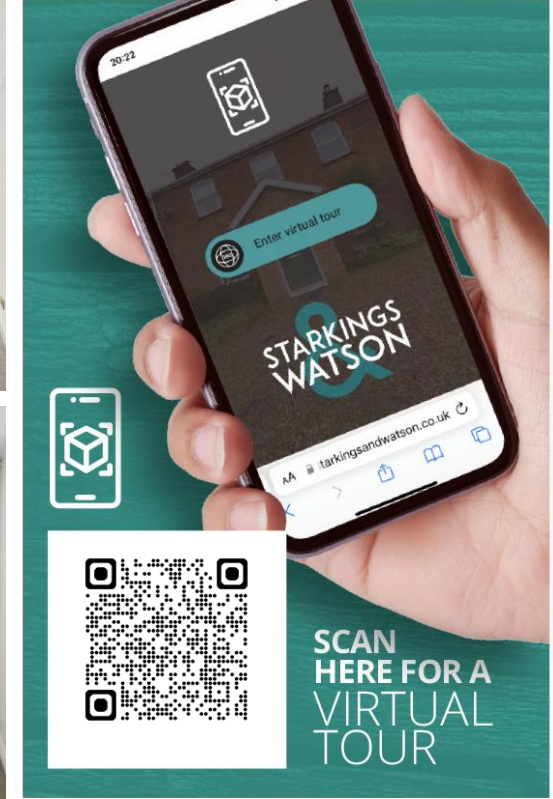
DUSSINDALE DRIVE

# Thorpe St. Andrew, Norwich NR7 0TZ

Freehold | Energy Efficiency Rating : C

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

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# STARKINGS & WATSON

- No Chain!
- Substantial Detached Family Home
- Three Reception Rooms & Conservatory
- Re-fitted Kitchen with Central Island
- Five Bedrooms
- Two En Suites & Family Bathroom
- Private Enclosed Gardens
- Utility Room & Integral Double Garage

#### IN SUMMARY

NO CHAIN. This SUBSTANTIAL DETACHED FAMILY HOME extends to over 2430 Sq. ft (stms), with an EXCLUSIVE SETTING on the fringes of DUSSINDALE, within a private walled cul-de-sac of just three properties. With FLEXIBLE LIVING ACCOMMODATION and SIZEABLE ROOMS, the INTEGRAL DOUBLE GARAGE offers potential (stp), whilst there is ample parking to front. Inside, the HALL ENTRANCE leads to a STUDY, W.C, 21' SITTING ROM and the KITCHEN. Extending to 18', the KITCHEN includes a CENTRAL ISLAND and RANGE of INTEGRATED APPLIANCES, with doors to the utility room, and 16' DINING ROOM which in turn leads to the conservatory. Upstairs, FIVE BEDROOMS lead off the landing, all with BUILT-IN WARDROBES. The MAIN BEDROOM includes a WALK-IN DRESSING ROOM and EN SUITE, with an EN SUITE to the GUEST BEDROOM, and further family bathroom. To the rear, the GARDEN is private, incorporating an area of lawn and patio.

#### SETTING THE SCENE

Occupying an exclusive cul-de- sac setting of only three properties, an expansive brick weave driveway set behind a brick wall and pillar entrance provides off road parking for several vehicles. Gated access leads to the

rear garden, with an attractive tree lined view to front, and pathway to the front door.

#### THE GRAND TOUR

Once inside, you step into the hall entrance with wood flooring running underfoot and stairs rising to the first floor landing. As you immediately enter, the main sitting room can be found to your right hand side, with a uPVC double glazed window to front, feature fireplace and fitted carpet. Opening through to the dining room, wood flooring runs underfoot and direct access via French doors leads to the conservatory - extending the main living space. The conservatory offers a light and bright room with garden views, tiled flooring underfoot, uPVC double glazed windows and French doors to side. The study offers a continuation of the wood flooring with attractive views over the treeline frontage. A useful W.C is complete with intriguing pebble style flooring, two piece suite with storage under the sink and heated towel rail. The kitchen/breakfast room offers an open plan living space with a feature split face tiled wall and two windows overlooking the rear garden. Offering extensive storage, predominantly provided via pull out drawers with a central island and curved work surface to the middle, integrated appliances include an electric ceramic hob, twin built-in eye level electric double ovens, wine cooler, fridge, freezer and dishwasher. A useful storage cupboard can be found under the stairs with tiled flooring running underfoot and into the adjacent utility room. The utility room offers a matching range units with space for laundry appliances, and a door leading to the rear garden, and wall mounted gas fired central heating boiler. Heading upstairs, the carpeted landing leads to all of the bedrooms. The main bedroom is the first at the top of the stairs, finished with fitted



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carpet and twin uPVC double glazed windows to rear, with a walk-in dressing room including a range of built-in wardrobes and also a useful en suite bathroom which includes a separate shower cubicle, and storage under the sink. Three smaller bedrooms all include built-in wardrobes whilst the second bedroom is carpeted with a uPVC double glazed window front, built-in wardrobe and further en suite shower room which has been re-fitted in recent years to include half tiled walls and wood effect flooring underfoot. The family bathroom completes the property with a three piece suite including a shower over the bath, tiled splashbacks and storage under the sink.

### THE GREAT OUTDOORS

The rear garden is mainly to lawn with enclosed timber fence boundaries. A patio extends from the conservatory French doors to a timber built pergola with mature planting offering screening during the summer months. The garden offers a range of planting with a large timber storage shed and raised timber deck seating area to the far right hand corner. The integral double garage includes two front electric up and over doors to front, power and lighting.

### 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. Secondary schooling can be found in the neighbouring Thorpe St. Andrew.

### FIND US

Postcode : NR7 0TZ

What3Words : ///rare.bonus.covers

### VIRTUAL TOUR

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

**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:



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Approximate total area<sup>m</sup>  
 2434.58 ft<sup>2</sup>  
 226.18 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. Calculations are based on RICS IPMS 3C standard.