

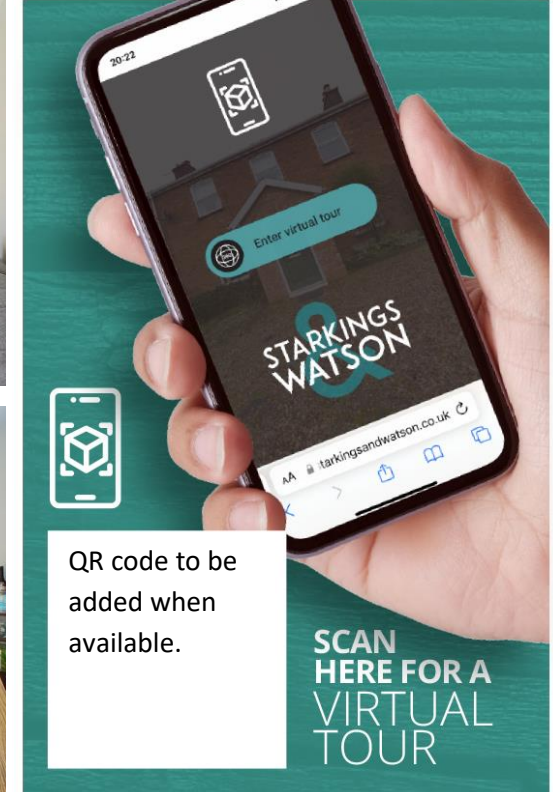
WINSTANLEY ROAD

Dussindale, Norwich NR7 0YH

Freehold | Energy Efficiency Rating : D

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

FOR SALE  
PROPERTY



QR code to be added when available.

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- Semi-Detached Home
- Re-decorated & Well Dressed
- Spacious Sitting Room
- Open Plan Kitchen/Dining Room
- Three Bedrooms
- Family Bathroom & En Suite
- Enclosed Rear Garden
- Ample Off Road Parking & Garage

#### IN SUMMARY

OCCUPIED IN A FAVOURED LOCATION, this SEMI-DETACHED FAMILY HOME is tucked away from the main road, within WALKING DISTANCE to SCHOOLING, BUS STOPS and LOCAL AMENITIES. Upon entering, there is the hallway that features the stairs leading to the first floor along with access to the generous sized sitting room, and a door leading into the KITCHEN/DINING ROOM - benefiting from a set of patio doors leading out onto the rear garden. Heading upstairs, THREE BEDROOMS can be found of which the main bedroom includes an EN SUITE SHOWER ROOM. A further FAMILY BATHROOM can be found off the landing also. To rear there is the enclosed garden that is laid to lawn and parking is provided to front along with the detached single garage.

#### SETTING THE SCENE

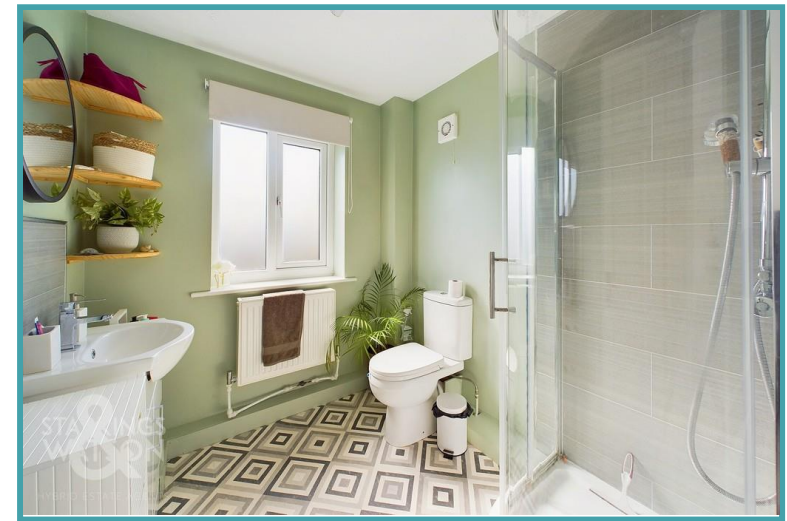
Set back from the road on a hard standing shingled driveway providing an ample amount of parking, along with access to the single garage and the gated rear garden.

#### THE GRAND TOUR

Entering through the uPVC door into the entrance hall that has Laminate flooring underfoot and stairs leading to first floor landing and a door into the sitting room that has a feature fireplace and oak effect laminate flooring, heading into the kitchen / dining room that is filled with natural light and benefits from a range of fitted wall and base level units with square edged work surfaces and inset sink and drainer unit, tiled splash backs, gas hob, low levelled built-in electric oven, space for washing machine and fridge freezer, tiled flooring, radiator, uPVC double glazed patio doors leading out onto the enclosed rear garden. First floor landing features an airing cupboard and fitted carpeted flooring and access to all three bedrooms, Bedroom one includes the En-suite shower room which has a low level WC, fitted vanity sink unit and corner shower with tiled splash back, lino flooring. The family bathroom features a fitted three piece suite with shower head over the bath and tiled splashbacks and heated towel radiator.

#### THE GREAT OUTDOORS

The rear garden is laid to lawn and is enclosed with timber panelled fencing and mature plants and shrubs, a hard standing patio to the side of the property which has a path leading to the side garage access and the timber gate that allows access to the front of the property.



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### OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew/Dussindale offers a wide range of amenities nearby including local shops, public houses, doctors surgeries, supermarkets and schools. Thorpe St Andrew is only a short walk, car journey or bus ride into the City Centre and offers great access to the A47/A11 routes, and the new Postwick Hub.

### FIND US

Postcode : NR7 0YH

What3Words : ///gentle.risen.prom

### 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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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.

(1) Excluding balconies and terraces

Approximate total area<sup>1</sup>  
750.68 ft<sup>2</sup>  
69.74 m<sup>2</sup>

