

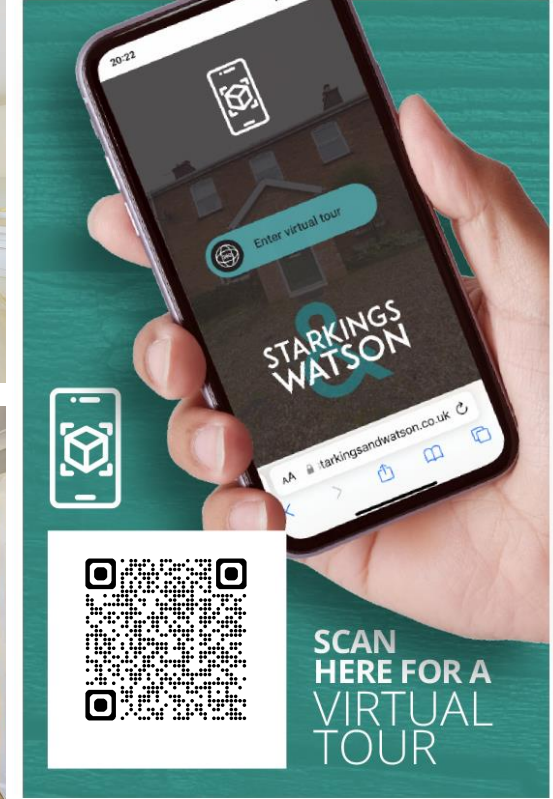
LENTHALL CLOSE

Dussindale, Norwich NR7 0UU

Freehold | Energy Efficiency Rating : TBC

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

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- Detached Family Home
- Two Reception Rooms
- Conservatory with Garden Views
- Four Bedrooms
- Family Bathroom & Two En-Suites
- Exceptional Decorative Order
- Integral Garage
- Ample Off Road Parking

### IN SUMMARY

This MODERN DETACHED HOME is LOCATED in the POPULAR DEVELOPMENT of DUSSINDALE - with TWO EN SUITES and FOUR DOUBLE BEDROOMS. The property offers VERSATILE family living, with the downstairs featuring a well fitted kitchen, adjacent UTILITY ROOM offering further storage, dining room, spacious sitting room perfect for relaxation, W.C and CONSERVATORY. Upstairs, there are TWO EN-SUITE BEDROOMS along with two additional double bedrooms, one of which is being used as a study. A family bathroom serves the bedrooms. Outside, the property benefits from OFF-ROAD PARKING, useful INTEGRAL GARAGE and a rear garden with both laid to lawn and artificial grass areas, ideal for EASY MAINTENANCE and socialising with family and friends.

### SETTING THE SCENE

The property sits proudly away from the road of this popular development with a good sized hard-standing driveway to the front suitable for multiple vehicles whilst access to the rear garden is via a

timber gate.

### THE GRAND TOUR

As you step through the uPVC door you are welcomed into a bright hallway featuring stylish LVT herringbone flooring underfoot. From here, you have access to various parts of the home. To your left is the sitting room, whilst straight ahead leads to the kitchen. Off the hallway you will find the cloakroom, finished with a WC and sink, seamlessly continuing the LVT flooring from the hallway. Heading into the kitchen, you are greeted by laminate flooring and an array of base and wall units complemented by rolled edge work surfaces and tiled splash backs. Fully equipped with integrated modern appliances, fridge freezer, a gas hob and electric oven. Continuing from the kitchen, you enter the utility room which houses the boiler and provides space for both washing machine and tumble dryer, with a double glazed door offering access to the side of the property. Flowing back through the kitchen, you step into the dining room, which features laminate flooring and leads into the rear conservatory through a sliding door. The conservatory offers plenty of natural light and opens up to the rear garden. From the dining room you enter into the sitting room through double doors, and benefits from carpeted flooring and a double glazed window to the front of the property. Heading to the first floor, you will find a carpeted landing that provides access to all four bedrooms, the family bathroom and the airing cupboard. The master bedroom features carpeted flooring, built in wardrobes, and a private en-suite complete with a



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shower, WC and a fitted vanity sink unit. The second bedroom also benefits from an en-suite and fitted carpeted flooring. The remaining two double bedrooms offer flexibility with one currently set up as a study. Finally, the family bathroom has vinyl flooring and features a walk in shower with tiled splash backs making this a functional space for the family.

### THE GREAT OUTDOORS

The rear garden is a well designed space, perfect for relaxation and entertaining. As you step out you are greeted by a patio area ideal for outdoor dining or relaxing. Beyond the patio there is a mix lawn and artificial grass providing a low maintenance yet lush green space. At the far end of the garden there is a raised seating area surrounded by a variety of mature plants, trees and shrubs. This garden provides the perfect balance open space and privacy with abundant greenery all around.

### OUT & ABOUT

The sought after Norwich suburb of Thorpe St Andrew 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 0UU

What3Words : ///gasp.decks.smooth

### VIRTUAL TOUR

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

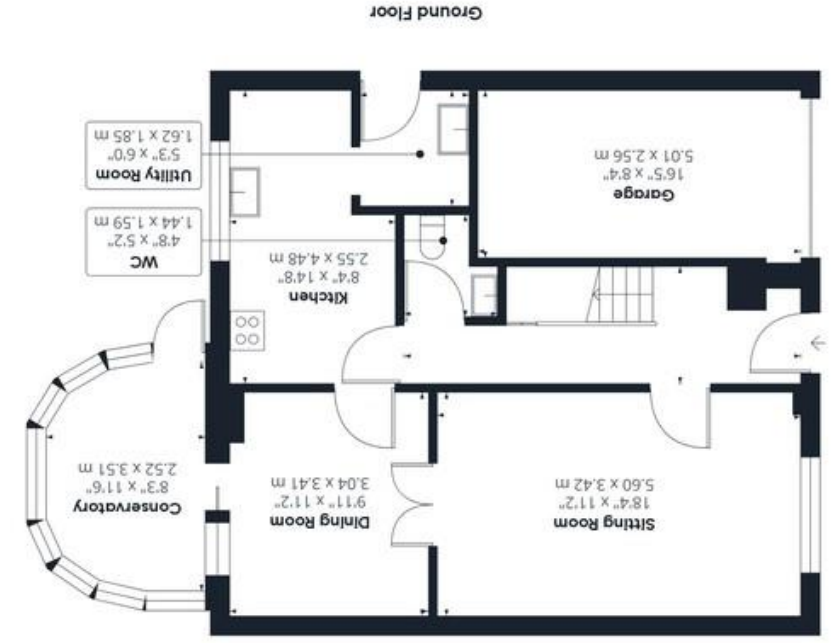
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Price:



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**Approximate total area**  
1466.04 ft<sup>2</sup>  
136.2 m<sup>2</sup>

**GIRAFFE 360**  
standard.  
Calculations are based on RICS IPMS 3C  
plan is for illustrative purposes only.  
While every attempt has been made to  
ensure accuracy, all measurements are  
approximate, not to scale. This floor

(1) Excluding balconies and terraces