



£450,000
Guide Price

4 Bedrooms
2 Reception Rooms
2 Bathrooms

Blakestone Drive, Norwich, Norfolk



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

Situated in Thorpe Saint Andrew, this modern detached house offers a private position at the end of a cul-de-sac with lots of parking and good sized gardens. There is a garage which is wired for light and power. The accommodation offering two reception spaces with open plan kitchen breakfast area. There are four bedrooms on the first floor with en-suite to the main room. We urge an early viewing to avoid disappointment of this ideal family home.



ENTRANCE HALL

With stairs to first floor and under stairs storage area, doors to principal rooms.



GROUND FLOOR CLOAKROOM

With WC and wash basin with ceramic tiled splashbacks.

LOUNGE

A good size room with views to the front. There is a focal point electric fireplace, this room open to the dining area with ample space for a 6 to 8 seater table with sliding patio doors offering views and access over the rear gardens.



KITCHEN/BREAKFAST ROOM

The kitchen a selection of high gloss white units under rolltop work surfaces. There is an electric oven with space for refrigerator, adjacent a door giving access to the rear gardens, stainless still sink with views over looking the rear gardens. Electric hob with extractor above, central peninsula breakfast bar area and standalone preparation space and storage with further space for a 4 to 6 seater table with views overlooking the front.

Internal door to

GARAGE

With access to rear gardens, wall mounted boiler for central heating space for tumble dryer and further storage the garage having an up and over door and being wired for light and power.

Stairs to first floor



LANDING

With Doors to all rooms. Airing cupboard with hot water tank and slatted shelving.

MAIN BEDROOM

A good size double bedroom with view to the front, there are a selection of wardrobe cupboards.

EN-SUITE

Comprising, shower cubicle, WC and wash basin with ceramic tiled splashbacks and heated towel rail.

BEDROOM

A good size double bedroom with view to the rear with fitted wardrobe cupboard and access to the loft.

BATHROOM

Suite comprising panel bath, WC and wash basin with heater towel rail and splashbacks and surrounds. There is an electric shower above the bath.

BEDROOM

A small double bedroom with view to the front with fitted wardrobe cupboard.

BEDROOM

A single bedroom with views overlooking the rear gardens with fitted storage.

EPC Rating:

D

Council Tax:

Band D

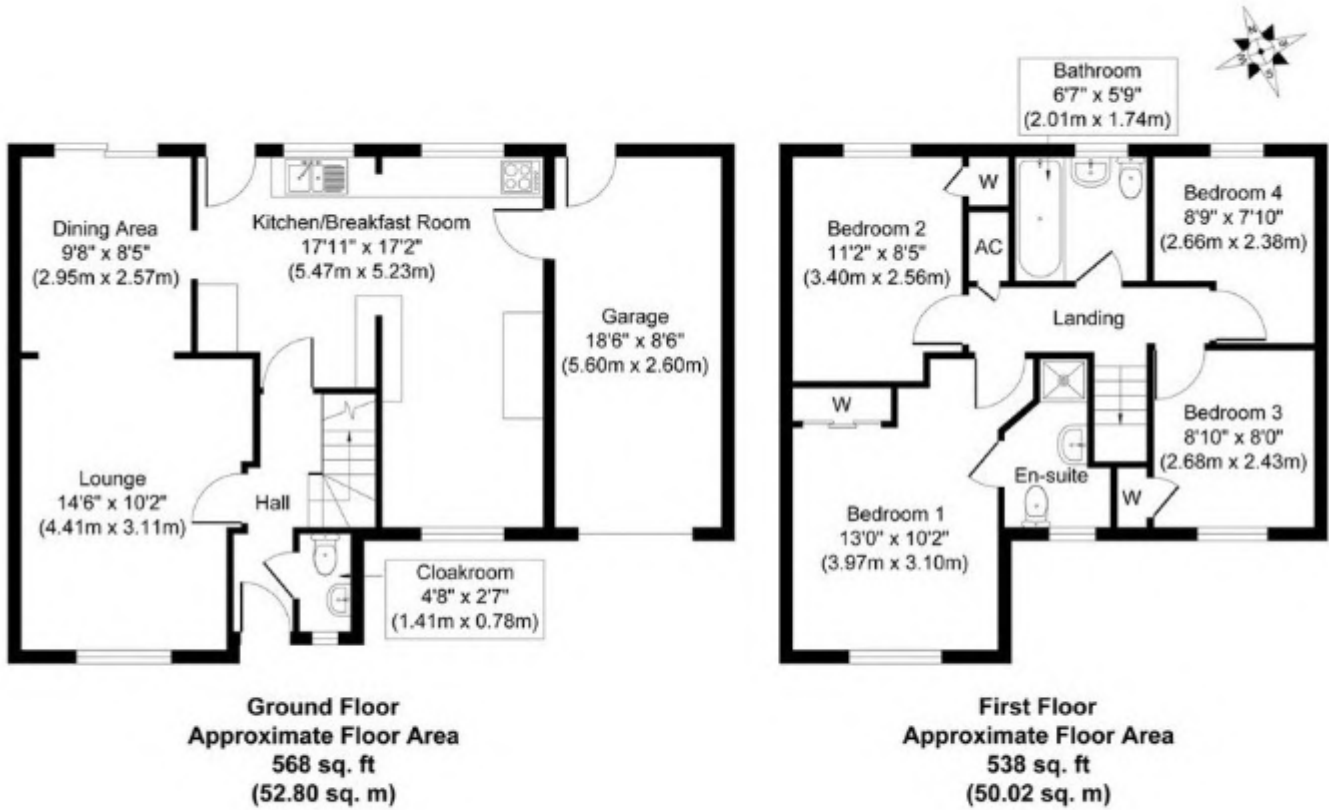
Local Authority:

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 listed and no guarantees 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		86
(69-80) C		
(55-68) D	67	
(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.

