



## 16 Winceby Close | Dussindale | Thorpe St Andrew

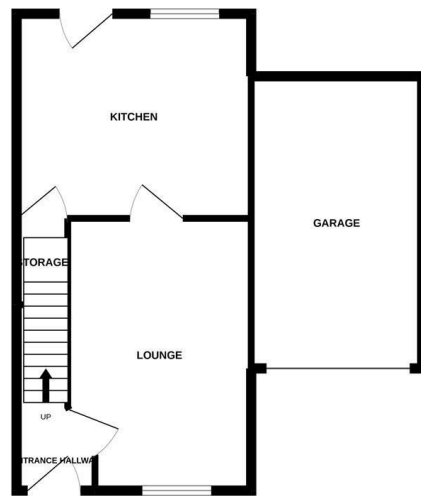
LN25 0NG

**£280,000**

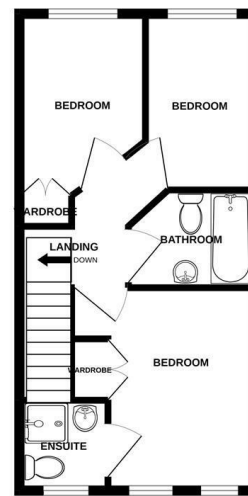
**\*\*LINK DETACHED HOUSE IN A QUIET CUL-DE-SAC\*\*** Situated within the ever popular development of Dussindale to the east of Norwich is this well presented, three bedroom, link-detached house with accommodation comprising entrance hall, lounge and modern fitted Wren kitchen to the ground floor. On the first floor there are three bedrooms and a bathroom off-landing with bedroom one having a stylish en-suite shower room. Outside there is a driveway for off-road parking and leading to a single garage with a well presented, south facing garden to the rear. The house benefits from double glazing, gas fired central heating and is presented in excellent decorative order throughout. The property would make a great first time purchase so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Location

Winceby Close is situated close by too many local amenities including schooling for all ages, popular shops, supermarkets, restaurants and pubs. There are regular public transport links to and from the city centre with ease of access to the A47 Southern bypass, NDR and Broadland Business Park.

## Accommodation Comprises

Front door to:

### Entrance Hall

With door to lounge and stairs to first floor.

### Lounge 15'8" x 10'5"

Double glazed window to front, radiator.

### Kitchen/Diner 13'6" x 11'8"

Quality fitted wall and base units with work tops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine, wine cooler, integrated dishwasher, double glazed window to rear, radiator, boiler storage cupboard.

### First Floor Landing

With doors to all bedrooms and bathroom.

### Bedroom One 11'6" x 8'3"

Two double glazed window to front, two radiators, built-in wardrobe. Door to:

### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window to front, extractor fan.

### Bedroom Two 10'5" x 7'8"

Double glazed window to rear, radiator, built-in wardrobe.

### Bedroom Three 10'0" x 5'7"

Double glazed window to rear, radiator.

### Bathroom

Panelled bath, low level WC, hand wash basin, heated towel rail, frosted double glazed window to side.

### Outside Front

Small lawned area, driveway for off-road parking and leading to:

### Garage

With up and over door, power and lighting.


### Outside Rear

Patio seating area, lawned area with timber decking, timber shed, enclosed by timber fencing.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

Broadland District Council, Tax Band C

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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