



8 Waller Close | | Norwich | NR7 0RN

£395,000

****LARGE DETACHED FAMILY HOME OFFERED WITH NO ONWARD CHAIN****
 Gilson Bailey are delighted to offer this MODERN, FOUR BEDROOM, DETACHED FAMILY HOME located in A QUIET POSITION on the popular Dussindale estate. Accommodation comprising entrance hall, lounge, dining room, kitchen, conservatory and WC to the ground floor. On the first floor there are FOUR BEDROOMS and FAMILY BATHROOM OFF LANDING with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a brick weave driveway to the front providing OFF ROAD PARKING leading to an INTEGRAL GARAGE with power and lighting. To the rear there is an enclosed garden with artificial grass and mature plants and shrubs. The house benefits from double glazing, gas heating and is OFFERED WITH NO ONWARD CHAIN. The property would make an excellent family home so be quick to book a viewing.





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 mis-statement. 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

Dussindale can be found within the popular suburb of Thorpe St Andrew to the east of Norwich. The modern estate is within close access to a selection of amenities including schooling for all ages, shops (including Sainsburys superstore) and popular pubs and restaurants. There is ease of access to the Broadland Business Park, A47 Southern Bypass, NDR and Norfolk Broads with excellent public transport links to and from Norwich City centre.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 17'2" x 10'9"

Double glazed window, radiator.

Dining Room 10'4" x 9'1"

Sliding patio doors, radiator.

Kitchen 14'9" x 11'4"

Fitted wall and base units with worktops over, sink and drainer, four ring gas hob with extractor over, fitted oven, space for fridge/freezer, washing machine, tumble dryer and dishwasher, double glazed window, radiator.

Conservatory 18'0" x 9'1"

Patio doors to garden.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 13'0" x 12'6"

Double glazed window, radiator, built in wardrobe.

En-Suite 7'7" x 4'5"

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Bedroom Two 12'1" x 8'3"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 9'7" x 9'3"

Double glazed window, radiator.

Bedroom Four 12'0" x 8'1"

Double glazed window, radiator.

Bathroom 7'2" x 6'1"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside Front

Brick weave driveway providing off road parking leading to an integral garage with power and lighting.

Outside Rear

Patio area leading to artificial lawn, mature plants and shrubs, enclosed by timber fencing.

Local Authority


Broadland District Council, Tax Band D.

Tenure

Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

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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01603764444