



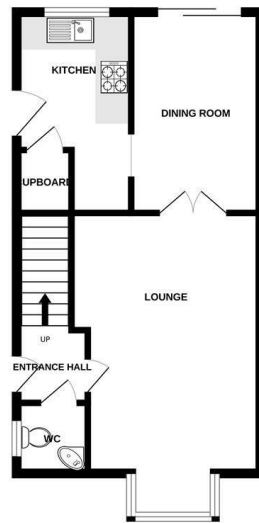
8 Hyde Court | Dussindale | Norwich | NR7 0QR

Price Guide £300,000

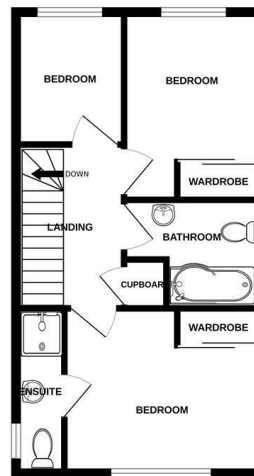
GUIDE PRICE: £300,000 - £325,000. **DETACHED FAMILY HOME TUCKED AWAY IN A PEACEFUL SPOT** Gilson Bailey are delighted to offer this fantastic, beautifully presented and wonderfully positioned, three bedroom detached family home, tucked away in a peaceful cul-de-sac on the highly sought after Dussindale development. Offering a superb combination of generous accommodation, excellent presentation and fantastic outside space, this delightful property is perfectly suited to modern family living and is ready for its lucky new owners to move straight in and enjoy. The ground floor comprises a welcoming entrance hall, bright and spacious lounge perfect for relaxing, separate dining room ideal for family meals and entertaining, fitted kitchen and convenient WC. Upstairs, there are three well-proportioned bedrooms and a family bathroom off landing, with bedroom one further benefiting from its own private en-suite shower room. Outside, the property continues to impress with a driveway providing off-road parking and access to the garage, while to the rear is a fantastic, large and wonderfully private garden, beautifully maintained and providing the perfect setting for children to play, summer entertaining, alfresco dining or simply relaxing in the sunshine. Further benefits include double glazing, gas heating and excellent condition throughout. Combining a quiet cul-de-sac setting, generous living space, superb garden and a highly desirable Dussindale location, this wonderful property would make an exceptional family home, 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 herein, measurements of doors, windows, stairs 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 operation or efficiency can be given. Made with Metaplan 12/2011

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, WC and stairs to first floor.

Lounge 17'9" x 11'5"

Double glazed window, radiator.

Dining Room 11'9" x 7'6"

Sliding patio doors, radiator.

Kitchen 11'8" x 6'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, space for fridge/freezer and washing machine, double glazed window, door to side.

WC

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Bedroom One 11'6" x 9'8"

Double glazed window, radiator, built in wardrobe.

En-Suite 9'8" x 2'7"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 8'8" x 7'11"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 7'10" x 6'6"

Double glazed window, radiator.

Bathroom 7'9" x 6'1"

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

Outside Front

Driveway providing off road parking leading to a garage.

Outside Rear

Patio seating area, lawned garden, shingled area, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the property.

Mains gas, water and electric.

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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 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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