

FREEHOLD



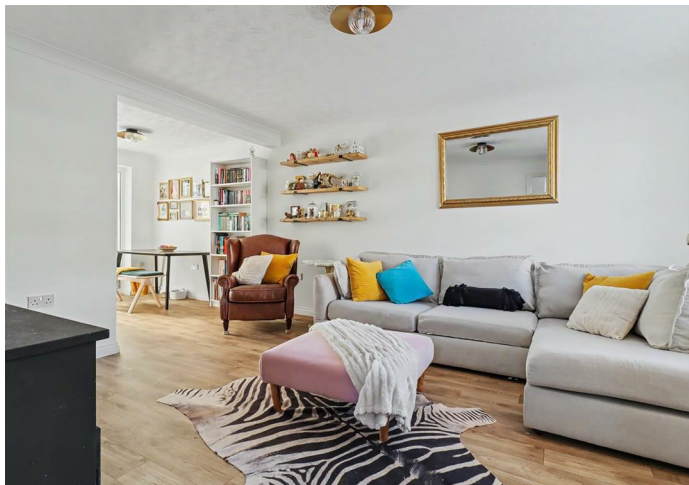
House - Semi-Detached (EPC Rating: D)

24 DESBOROUGH WAY NORWICH NR7 0RR

£280,000

FEATURES

- Three-bedroom semi-detached home
- Detached garage
- Conservatory
- Spacious sitting/dining room
- Gas central heating
- Double glazed throughout
- Enclosed rear garden
- Summerhouse
- No onward chain
- Great public transport links



Ben Allman
Estate & Letting Agents

3 Bedroom House - Semi-Detached located in Norwich

ENTRANCE HALL

A welcoming entrance hall sets the tone for the property, providing access to the principal reception rooms, kitchen and staircase rising to the first floor. The ground-floor WC is conveniently located off the hall, while the practical layout retains a sense of flow with useful storage positioned beneath the stairs.

WC

Conveniently positioned off the entrance hall, the ground-floor WC provides a useful facility for both residents and guests. Finished in a clean and practical style, it comprises a WC and wash basin.

SITTING ROOM

14'1" x 12'0"

The generous sitting room offers a comfortable and versatile principal reception space, with plenty of room for substantial lounge furniture and a dedicated dining area. The room benefits from good natural light and a pleasant outlook, while the sliding doors provide a seamless connection through to the conservatory. Its proportions and layout make it equally suited to relaxed family living or entertaining guests.

DINING ROOM

9'0" x 6'10"

Openly connected with the sitting room, the dining area provides a natural setting for family meals and entertaining. The space allows for a good-sized dining table and chairs while maintaining an easy flow through the reception accommodation. Its position also creates a sociable connection between the sitting room, conservatory and kitchen.

CONSERVATORY

11'11" x 8'2"

The conservatory provides a valuable additional reception room, surrounded by generous glazing that draws in natural light and creates an appealing connection with

the garden. It offers a peaceful space to sit and enjoy the outlook throughout the year and could comfortably accommodate a dining or lounge arrangement. Doors open directly onto the rear garden, making this a particularly useful space during warmer months.

KITCHEN

9'3" x 9'0"

The fitted kitchen combines practical storage with a traditional, welcoming finish, featuring a range of wall and base units with contrasting work surfaces and tiled flooring. There is ample preparation space alongside integrated cooking appliances and room for additional appliances where required. A window brings natural light into the room, while the external door provides direct access to the driveway, adding everyday practicality. The kitchen also connects conveniently with the dining and conservatory areas.

PRIMARY BEDROOM

12'9" x 8'9"

The primary bedroom is a well-proportioned double bedroom offering a comfortable and peaceful retreat. The room provides plenty of space for a double bed and additional bedroom furniture, while fitted storage helps to keep the space organised. A generous window ensures the room remains bright and welcoming.

BEDROOM TWO

10'4" x 8'6"

The second bedroom is another well-sized double room, offering excellent flexibility for family members, guests or alternative use. There is ample space for a double bed, bedside furniture and additional storage, with natural light creating a bright and comfortable environment

BEDROOM THREE

7'10" x 6'2"

The third bedroom is a versatile single room which could be used as a child's bedroom, nursery, study or home office. Its practical proportions allow for bedroom furniture while retaining useful floor space, making it a flexible room that can adapt to the needs of the household.

FAMILY BATHROOM

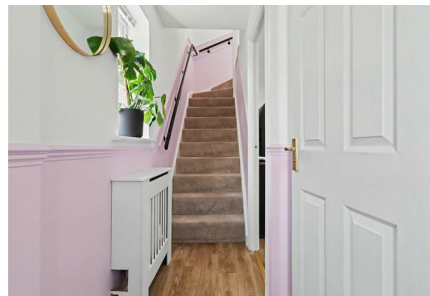
The family bathroom provides a practical three-piece suite comprising a bath, WC and wash basin. The room is finished with easy-to-maintain surfaces and offers a comfortable and functional space for everyday use, serving all three bedrooms from the first-floor landing.

GARAGE

The detached garage provides useful secure storage and additional practicality, with potential to accommodate a vehicle, bicycles, gardening equipment and household belongings. Its position alongside the driveway makes it easily accessible.

REAR GARDEN

The enclosed rear garden provides a private outdoor extension of the home, with a paved area immediately adjoining the property creating an ideal spot for outdoor seating and entertaining. A good-sized lawn is complemented by established borders and planting, while the summerhouse provides a versatile additional space, ideal for storage, hobbies, working from home or enjoying the garden. The enclosed nature of the garden makes it particularly well suited to families and those looking for a private outdoor setting.





BEN ALLMAN ESTATE AGENTS | 2B SPROWSTON ROAD, NORWICH, NORFOLK, NR3 4QN



Built in 1997 and occupying a popular position on the established Dussindale development, east of Norwich, this well-presented three-bedroom semi-detached home offers a practical and versatile layout, generous living accommodation and excellent outdoor space. The location benefits from a range of local amenities, schooling and regular public transport links.

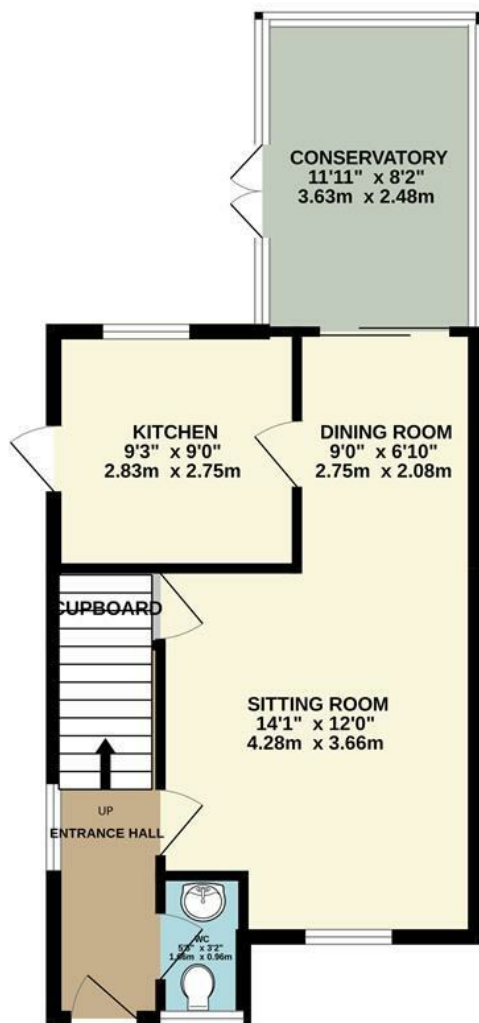
Entering through the front door, the welcoming entrance hall leads into the generous sitting room and dining area, creating a comfortable central space for both everyday living and entertaining. The sitting room is bright and well proportioned, with sliding doors opening into the useful conservatory, creating a natural flow between the principal reception spaces. The conservatory provides an additional area for relaxing or entertaining while enjoying views across the rear garden. The fitted kitchen offers a good range of wall and base units, integrated cooking appliances and practical worktop space, with an external door providing convenient access to the driveway. A ground-floor WC completes the downstairs accommodation.

Upstairs, the property provides three well-proportioned bedrooms, comprising two comfortable double bedrooms and a versatile single bedroom. The primary bedroom benefits from fitted furniture, while the second bedroom also offers useful storage. A family bathroom serves the bedrooms and provides a practical three-piece suite.

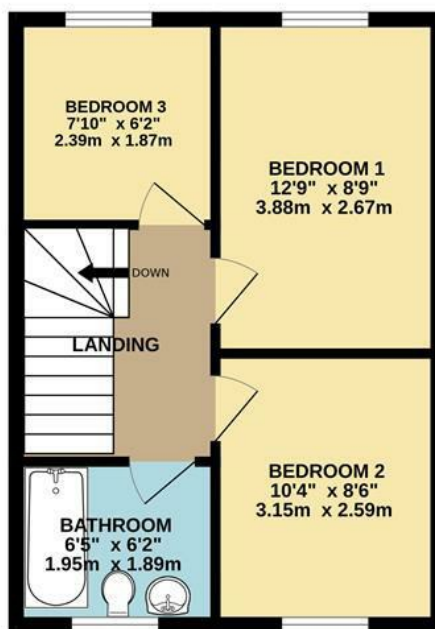
Outside, the property benefits from a private driveway providing valuable off-road parking and access to the detached garage, offering useful additional storage. To the rear is a good-sized enclosed garden, featuring a paved seating area, lawn and established planting, together with a useful summerhouse. The garden provides a private and attractive setting for outdoor dining, entertaining or simply enjoying the garden throughout the warmer months.



GROUND FLOOR
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		66
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

