



31 Desborough Way, Norwich

Norwich



Minors & Brady

## 31 Desborough Way

A well-maintained terraced home offering a great location and all the benefits that come with living in a highly sought after area. This light and spacious home is well presented throughout and provides a comfortable layout suited to a range of buyers. The ground floor offers a welcoming lounge alongside an open plan kitchen and breakfast space, creating a sociable area ideal for everyday living. Practical features include a convenient ground floor WC and gas central heating for year-round comfort. Upstairs, the property continues to feel bright and well balanced with well proportioned accommodation accessed from the landing. Outside, the home benefits from generous garden space, providing an excellent area for relaxing or entertaining. Offered with no onward chain and falling within Council Tax Band B, this appealing home presents a great opportunity for those looking for a straightforward move.

- Light and spacious modern terraced home offering well-presented accommodation throughout
- Located within the highly sought after Dussindale area to the east of Norwich
- Comfortable lounge creating a welcoming main living space
- Open plan kitchen and breakfast space ideal for everyday living and entertaining
- Two well-proportioned double bedrooms accessed from the first floor landing
- Convenient ground floor WC adding practicality to the layout
- Family bathroom serving the first floor accommodation
- Gas central heating providing warmth and comfort throughout the home
- Offered with no onward chain and falling within Council Tax Band B for a straightforward purchase opportunity





M&B

# 31 Desborough Way

Norwich, Norwich

## The Location

Dussindale is a highly desirable suburb located just to the east of Norwich city centre, offering a peaceful residential setting while remaining exceptionally well connected. The area is popular with families and professionals alike and is home to several well-regarded schools, including Thorpe St. Andrew School and Sixth Form, providing excellent educational opportunities.

Residents benefit from a range of everyday amenities close by, with Sainsbury's just a short drive away or even within walking distance for many. For leisure and relaxation, the area is particularly well known for its scenic river walks along the River Yare, ideal for walking, running, or simply enjoying the outdoors. The River Green Pantry is also a short drive away, offering a perfect spot for a light bite to eat or a sweet treat.

Dussindale enjoys excellent transport links, with regular bus services into Norwich city centre and surrounding areas, as well as easy access to the A47 and Northern Distributor Road (NDR) for commuters. The Riverside Retail Park and Riverside Leisure Complex, along with Norwich City Football Club's Carrow Road ground, are also just a short drive away.

Additional local conveniences include Bannatyne Health Club and Spa, Costa Coffee, and a variety of nearby shops and services, making Dussindale an ideal location for those seeking a quieter lifestyle without sacrificing accessibility or amenities.



## 31 Desborough Way

### Desborough Way, Dussindale

This light and spacious terraced home is set within a highly sought after area and offers comfortable, well-balanced living throughout. Ideal for first-time buyers, downsizers or investors alike, the property benefits from a welcoming layout designed to maximise both natural light and usable space.

Offered with no onward chain, it presents an excellent opportunity for buyers looking for a smooth and straightforward move.

The ground floor accommodation provides a bright and inviting living environment, with a comfortable lounge positioned to the front of the home. To the rear, the property opens into a well-arranged open plan kitchen and breakfast space, creating a sociable setting that is perfect for both everyday living and entertaining. This area enjoys views and access to the garden, helping to bring the outdoors in. A convenient ground floor WC further enhances the practicality of the layout.

Upstairs, the home continues to offer a pleasant sense of space and light. The bedrooms are well proportioned and accessed from the landing, while the bathroom serves the first floor. The property also benefits from gas central heating, helping to ensure comfort throughout the seasons.



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Outside, the home enjoys generous garden space to the rear, providing an excellent setting for relaxing, gardening or outdoor dining. The outdoor area offers plenty of potential for those looking to personalise or further enhance the space.

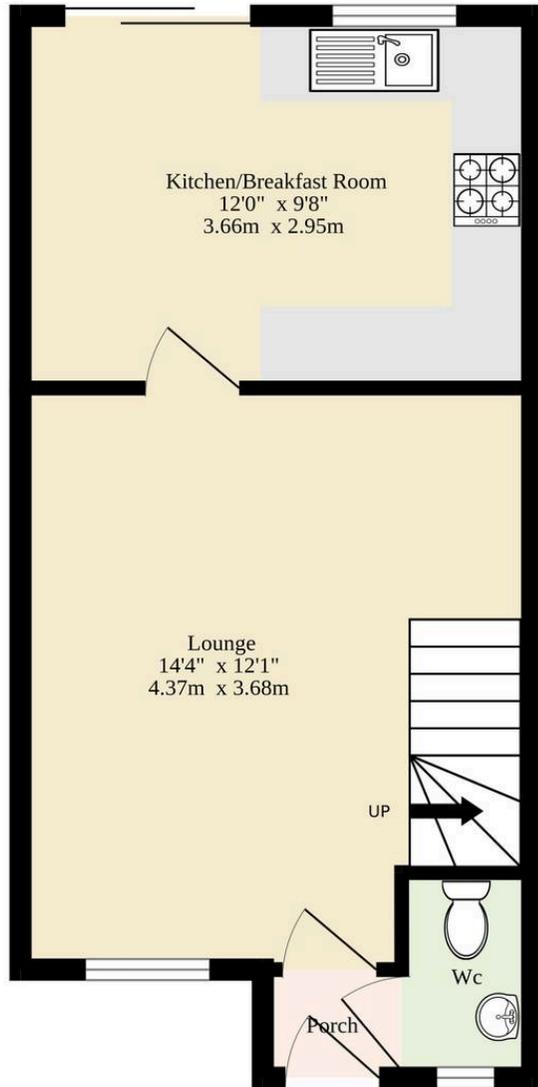
With its appealing modern style, light interiors and location within a highly sought after area, this attractive home offers a fantastic opportunity for a wide range of buyers. The property falls within Council Tax Band B and is offered with no onward chain, making it an appealing and convenient choice for those looking to move.

### Agents Note

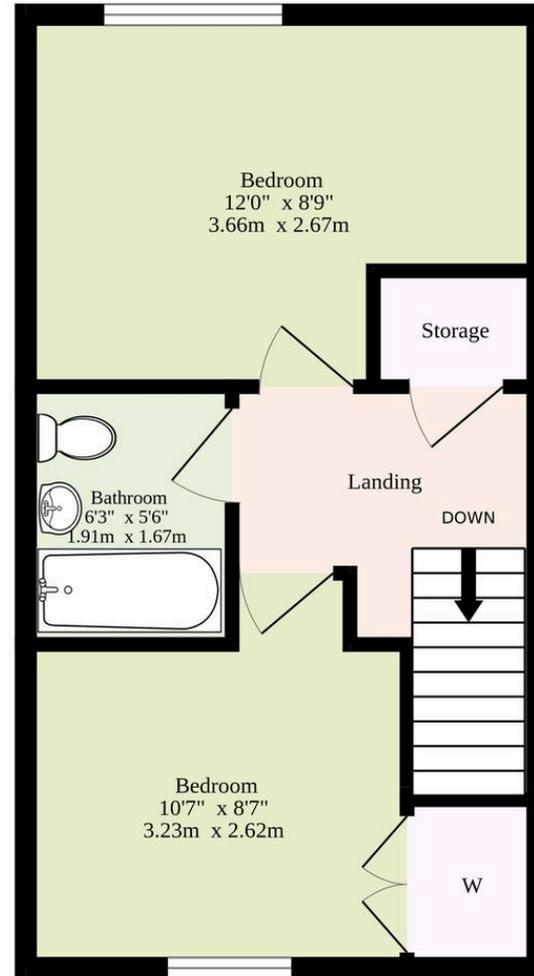
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor  
313 sq.ft. (29.1 sq.m.) approx.



1st Floor  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.7 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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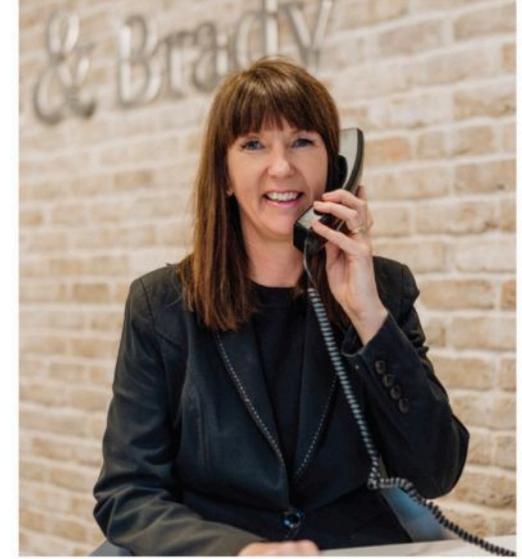
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*Your home, our market*



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