



2 Marston Moor, Norwich

Norwich



Minors & Brady

## 2 Marston Moor

Tucked away in the sought-after Dussindale area, this one bedroom end-terraced home with off-road parking offers an excellent opportunity for easy, modern living. Thoughtfully updated throughout, the property is ideal for first-time buyers, professionals or those looking to downsize without compromise. A bright open-plan kitchen, sitting and dining space forms the heart of the home, finished with a high-quality Schmidt kitchen and premium integrated appliances. The home is further enhanced by underfloor heating to the kitchen and a newly fitted contemporary shower room. Outside, the garden provides a sunny and inviting retreat, designed for low maintenance and maximum enjoyment. Well placed for local amenities, transport links and access into Norwich, this is a smart and appealing home in a popular residential setting.

- One bedroom end-terraced home with off-road parking
- Located in the popular and well-established Dussindale area
- Open-plan kitchen, sitting and dining space
- High-quality Schmidt kitchen with integrated NEFF appliances
- NEFF dishwasher included for added convenience
- Underfloor heating to the kitchen and fitted water softener
- Newly fitted contemporary shower room
- Windows and external doors replaced in 2020
- Fascias, soffits and guttering replaced in 2020
- Enclosed garden with large decked area, artificial lawn and mature trees, ideal for enjoying the sun





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### The Location

Located within the popular modern development of Dussindale, this property enjoys a convenient position on the eastern edge of Norwich, close to Thorpe St Andrew and well placed for everyday living. The area is known for its well-planned layout, green spaces and community feel, with local amenities including shops, cafés, leisure facilities and a supermarket all within easy reach.

A range of well-regarded schools are nearby, making the location particularly appealing to families, while Norwich city centre is just a short drive away, offering an excellent choice of restaurants, shopping, cultural attractions and historic landmarks.

The surroundings also lend themselves well to outdoor lifestyles, with nearby parks, countryside walks and easy access towards the Norfolk Broads for boating, riverside walks and nature exploration. Dussindale is well connected for commuters, with straightforward access to the A47 and Broadland Northway, linking to surrounding towns, the coast and beyond.

Combining modern living, green surroundings and strong transport links, Dussindale offers a balanced lifestyle that suits professionals, families and those seeking accessibility without sacrificing a sense of space and calm.



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### Marston Moor, Dussindale

Situated in the popular and well-established area of Dussindale, this well-presented one bedroom end-terraced property with off-road parking offers comfortable, low-maintenance living in a convenient Norwich location. Ideal for first-time buyers, professionals or those looking to downsize, the home has been thoughtfully upgraded and maintained.

The accommodation includes a modern open-plan kitchen, sitting and dining area, creating a bright and sociable living space. The kitchen is a particular highlight, fitted with a quality Schmidt kitchen and complemented by NEFF integrated appliances, including a dishwasher.

The kitchen area benefits from underfloor heating, along with a water softener, adding an extra level of comfort and practicality.

The property offers a good-sized bedroom and a newly fitted shower room, finished to a modern standard. Further improvements include replacement windows and doors installed in 2020, along with new fascias, soffits and guttering, ensuring peace of mind for future owners.

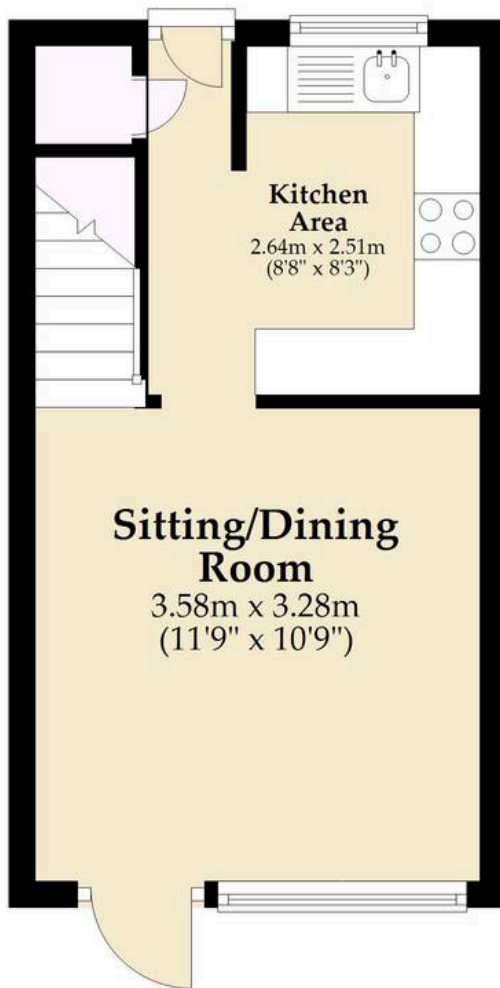
Outside, the enclosed garden has been designed for easy enjoyment, featuring a large decked seating area, artificial lawn and established trees, providing a pleasant and private outdoor space that enjoys the sun, perfect for relaxing or entertaining.

Well located for local amenities, transport links and access into Norwich city centre, this attractive end-terraced home combines modern upgrades with a desirable residential setting.



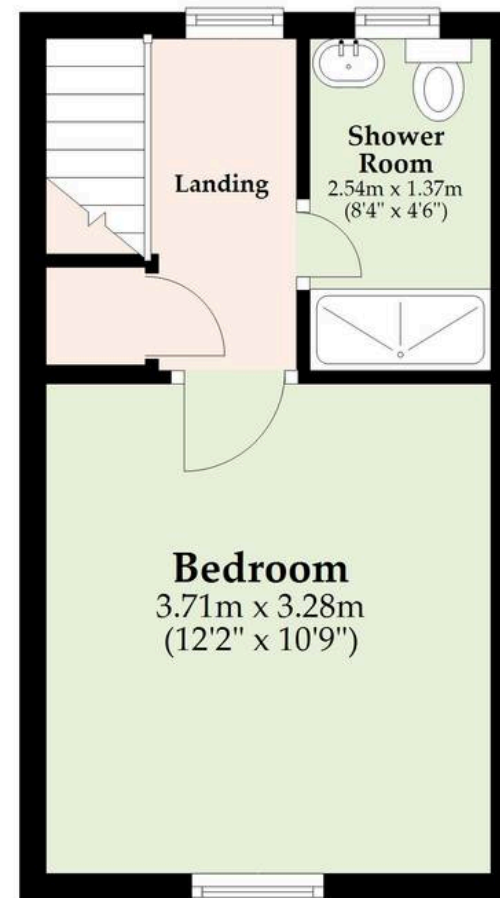
## Ground Floor

Approx. 21.5 sq. metres (231.6 sq. feet)



## First Floor

Approx. 21.0 sq. metres (225.9 sq. feet)



**Total area: approx. 42.5 sq. metres (457.6 sq. feet)**

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 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.

Plan produced using PlanUp.

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