



4 Bedroom Detached House  
12 Winceby Close  
Norwich, NR7 0NS

Sefftons  
ESTATE & LETTING AGENTS

£350,000

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## 12 Winceby Close, Norwich, NR7 0NS

**MODERN, DETACHED FAMILY HOME** situated down a quiet cul-de-sac in popular **DUSSINDALE LOCATION**. The property benefits from a **GARAGE**, four bedrooms including **TWO ENSUITES** and a **PRIVATE REAR GARDEN**.

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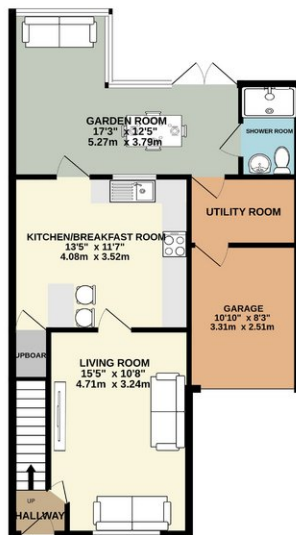
### THE PROPERTY

The front door opens to a welcoming entrance hall, with stairs rising to the first floor and a door to the generous living room. It benefits from a large window to the front aspect filling the room with natural light, alongside a cosy feel. Heading towards the rear of the property, you come to the stylish kitchen/diner which is the heart of the property, boasting ample storage and counter space, and backing onto the dining area which enjoys fantastic views over the rear garden, making it ideal for hosting and entertaining. This is accompanied by a separate utility room providing handy space for appliances, alongside a downstairs shower room.

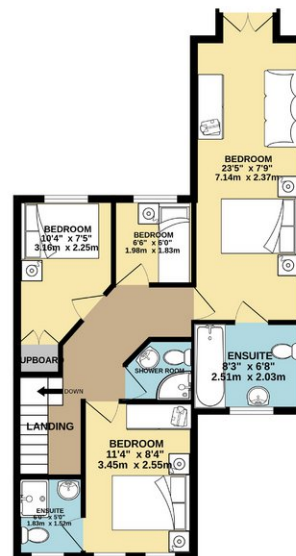
Up on the first floor are four light and airy bedrooms, including a luxurious, expansive master suite with a sleek ensuite bathroom, alongside a Juliet balcony looking over the back garden. Furthermore bedroom 2 enjoys a further recently refurbished ensuite, whilst the remaining two bedrooms utilise the family bathroom, accessed via the first floor landing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.



1ST FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA: 1285 sq.ft. (119.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions or mis-measurement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be made regarding their efficiency or condition.

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