



**Association Way | , Dussindale, Thorpe St Andrew,
Norwich NR7 0TD**

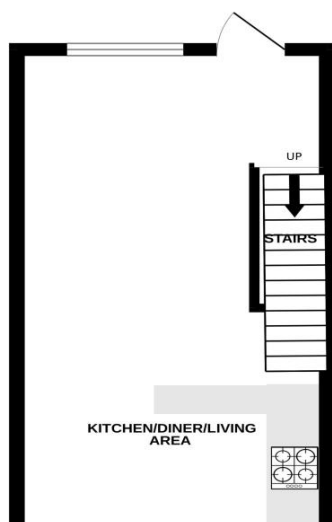
£1,200 pcm

Gilson Bailey are delighted to offer this STUNNING CONTEMPORARY STYLE modern, two-bedroom, end terrace house in the sought-after DUSSINDALE DEVELOPMENT . Accommodation comprises, OPEN PLAN kitchen , dining , living area . On the first floor there are two bedrooms and a bathroom off landing. Outside there is a front driveway providing off road parking for one car(the garage is not included) and a tiled modern rear garden. The house benefits from UPVC double glazing, gas heating, quality flooring and is well presented throughout. Tax Band B, EPC Rating D.UNFURNISHED

Available From: 22 July 2025



GROUND FLOOR



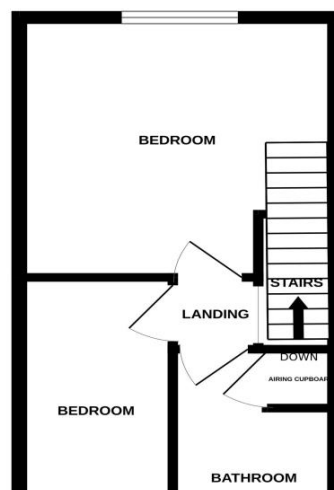
First Floor Landing (Second Floor)

Doors to bedrooms one, two and bathroom.

Outside

Outside driveway with parking, enclosed rear garden.

1ST FLOOR



Kitchen/Dining/Living Area (Ground Floor)

Stunning open plan modern style, bespoke fitted kitchen, quality flooring, UPVC window to front and rear and door to rear stairs to first floor.

Bathroom (First Floor)

Three-piece suite, LLWC, hand wash basin, bath with shower, radiator. UPVC window.

Bedroom One (First Floor)

UPVC window and radiator.

Bedroom Two (First Floor)

UPVC window, radiator.

Energy ratings

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<div> <p>Very energy efficient - lower running costs</p> <p>92+ A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p> </div>			
	88		
	66		
<div> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>92+ A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> </div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Directions: Head east on Prince of Wales Rd towards St Vedast St, Straight onto Thorpe Road, At the roundabout take the 1st exit onto Pound Ln, Follow A1242 and Dussindale Dr to Association Way, Turn left onto Association Way.