









# welcome to

# **Tizzick Close, Norwich**

\*\*\* THIS WELL PRESENTED FOUR/ FIVE BEDROOM DETACHED HOUSE is situated in the highly sought after NR5 postcode just to the west of Norwich city centre. The property would make a fantastic investment or family home and is being sold with the added benefit of NO ONWARD CHAIN! \*\*\*













#### **Entrance Hall**

Double glazed door to front, radiator, carpeted floor and storage cupboard.

## Study/ Bedroom Five

10' 2" x 8' 11" ( 3.10m x 2.72m )

Double glazed window to front, radiator and carpeted floor.

#### Cloakroom

W/C, double glazed window to rear and laminate flooring.

### Lounge

20' 3" x 10' 10" ( 6.17m x 3.30m )

Double glazed window to front, radiator, TV point, phone point and double glazed door to rear.

### Kitchen/ Diner

13' 3" x 10' 10" ( 4.04m x 3.30m )

Double glazed window to rear, double glazed door to rear, boiler, tiled flooring, wall base units, work surfaces, gas oven, gas hob, stainless steel one & a half sized bowl, integrated fridge/ freezer, space for dishwasher, space for fridge/ freezer, and space for washing machine.

## **First Floor Landing**

Loft access, carpeted floor and radiator.

### **Bedroom One**

11' 2" x 10' 4" ( 3.40m x 3.15m )

Double glazed window to front, radiator, carpeted floor, TV point and door to ensuite:-

## **Ensuite**

Wash hand basin, W/C, shower cubicle, extractor fan and vinyl flooring.

## **Bedroom Two**

11' 1" x 10' 3" ( 3.38m x 3.12m )

Double glazed window to front, radiator and carpeted floor.

### **Bedroom Three**

11' 5" x 6' 7" ( 3.48m x 2.01m )

Double glazed window to rear, carpeted floor and radiator.

#### **Bedroom Four**

9' 9" x 9' (2.97m x 2.74m)

Double glazed window to rear, carpeted floor and radiator.

#### **Bathroom**

Wash hand basin, W/C, bath with shower over, extractor fan and double glazed window to rear.

#### Exterior

To the front, there is a garage and path to the front door.

To the rear, there is a fully enclosed garden mainly laid to lawn.





## welcome to

# **Tizzick Close, Norwich**

- NO ONWARD CHAIN
- Garage & off-road parking
- Close to the UEA & Hospital
- · Perfect investment or family home
- Cloakroom, bathroom & ensuite

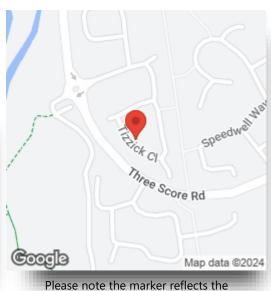
Tenure: Freehold EPC Rating: C

£325,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NOR140688



Property Ref: NOR140688 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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