

LEASEHOLD



Apartment

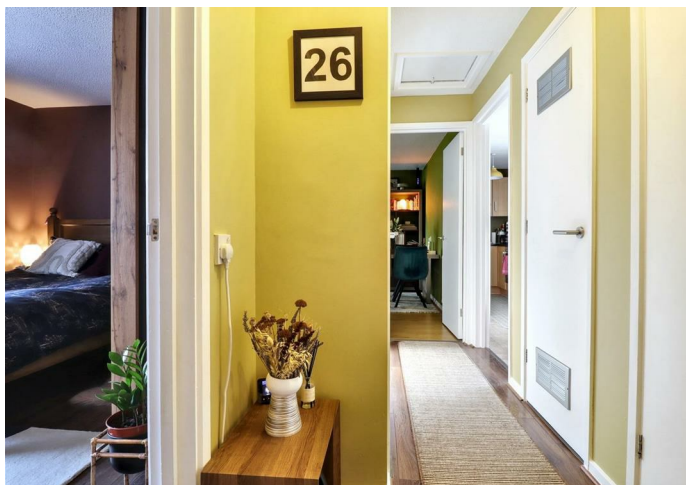
# TOTTINGTON CLOSE CHAPEL BREAK NORWICH NR5 9LW

Offers In Excess Of

£140,000

## FEATURES

- First Floor
- One Bedroom
- Generous Kitchen
- Immaculate
- Shed
- Apartment
- Open Plan Living
- Bathroom
- Communal Gardens
- Communal Parking



# 1 Bedroom Apartment located in Norwich

Welcome to the desirable area of Tottington Close in Chapel Break, Norwich, this beautifully presented first-floor apartment is a true gem. Immaculately decorated throughout, this home exudes a sense of style and comfort that is sure to impress.

Upon entering, you are welcomed by a spacious entrance hall that leads into a charming sitting and dining room, perfect for both relaxation and entertaining. The generous kitchen offers ample space for culinary pursuits, while the double bedroom provides a peaceful retreat for restful nights. The well-appointed bathroom completes this delightful living space.

Outside, residents can enjoy the communal gardens, providing a lovely area to unwind and connect with neighbours. Additionally, a storage shed is included, offering practical space for your belongings. Parking is communal, with each flat having the use of one space, ensuring convenience for residents and guests alike.

This apartment is ideally situated, making it perfect for those working at the nearby hospital or studying at the University of East Anglia. With excellent access to local amenities and great road links to the A11 and A47, this property offers both comfort and convenience.

Do not miss the opportunity to view this stunning home; it truly is a wonderful place to live.

## Entrance Hall

Accessed via the communal entrance, doors to all rooms, airing cupboard housing boiler, loft hatch, two storage cupboards, laminate flooring and a radiator.

## Sitting Room/Dinner

14'7 x 11'8

Sealed unit double glazed corner window to the front and side aspect, open plan space with two radiators and laminate flooring.

## Kitchen

5'5 x 15'7

Sealed unit double glazed window to side, a range of wall and base units with laminate work tops, integrated electric oven with ceramic induction hob over with tiled backing, space and plumbing for washing machine and space for fridge/freezer, inset one and a half bowl stainless steel sink with mixer tap and drainer, tiled splash back, laminate flooring and a radiator.

## Bedroom

12'4 x 10'0

Double bedroom with sealed unit double glazed window to side aspect, laminate flooring and a radiator.

## Bathroom

Sealed unit double glazed window to side, panel bath with rain shower over, tiled backing and glass screen, pedestal hand wash basin with tiled splash back, low set WC, tiled flooring and a radiator.

## Outside

There are communal gardens to the rear of the building along with a shared parking area to have one vehicle. There is also a spacious external storage unit that comes with the property.



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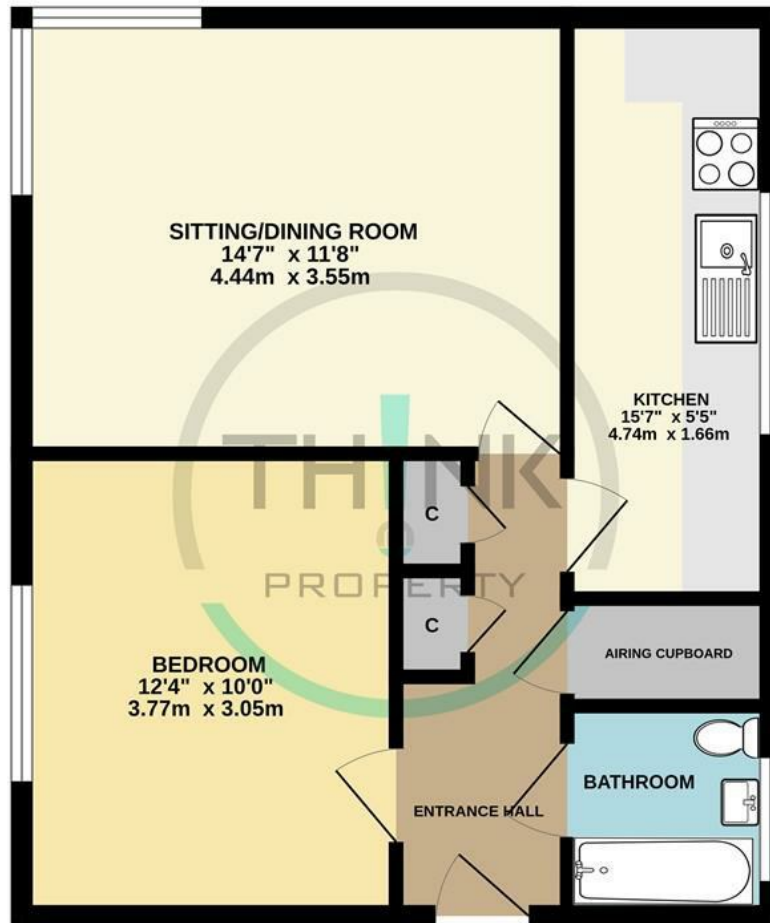


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# GROUND FLOOR



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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	75
(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		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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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