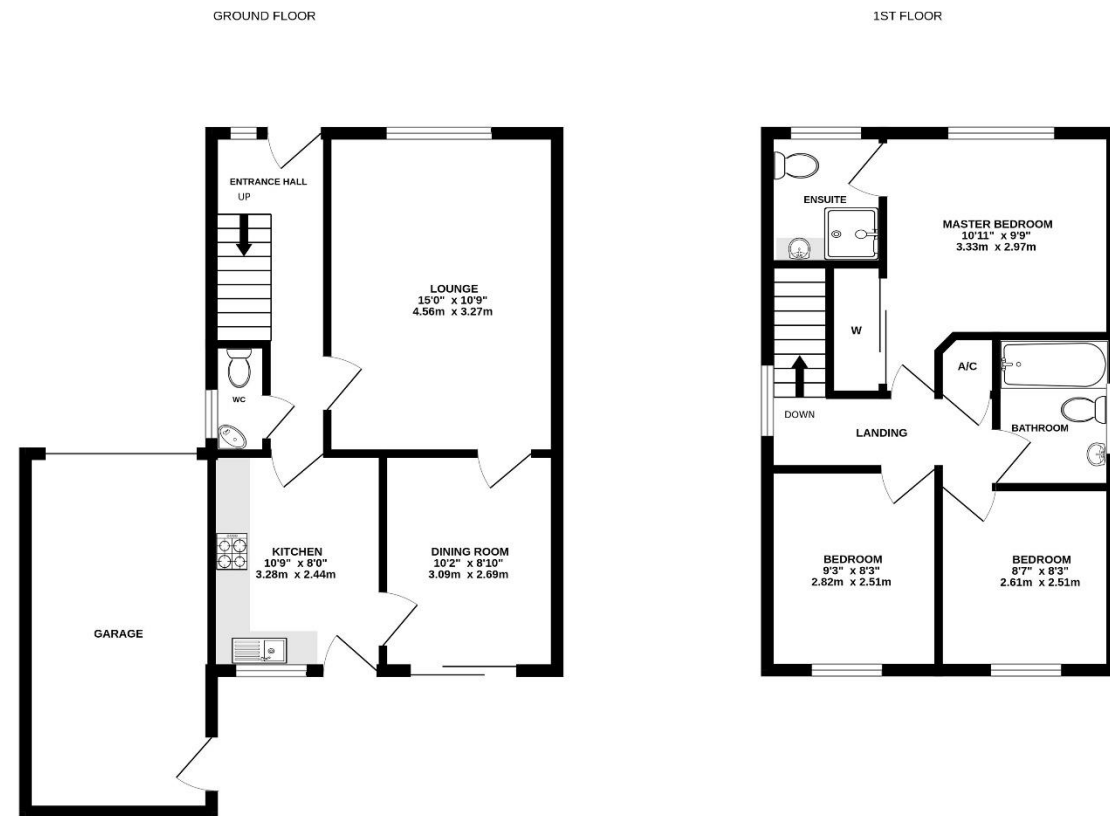


Tizzick Close, Norwich
OIEO £325,000 - Freehold



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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Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Immaculately Presented Detached Family Home
- Three Generous Bedrooms
- Re-Fitted En-Suite To Master Bedroom
- Modern Kitchen & Separate Dining Room
- Spacious Lounge With Air Conditioning
- Re-Fitted Family Bathroom Suite
- Enclosed Garden
- Driveway & Single Garage
- Solar Panels & 6 KW Storage Battery
- EPC Rating A / Council Tax Band C

Description

Immaculately presented detached family home located in this desirable modern development set within easy access to the University of East Anglia and the Norfolk and Norwich University Hospital.

The property has been updated by the current owners to offer a pristine finish throughout with the accommodation comprising; entrance hall with the stairs rising to the first floor, doors to the lounge, kitchen and re-fitted cloakroom. The 15ft lounge offers a door to the dining room, window to front aspect and an air-conditioning unit. The 10ft dining room boasts a door to the kitchen and patio doors which lead through to the garden. The modern kitchen offer a range of wall and base units with work surface over and includes an integrated bosh electric hob, oven and microwave.

Upstairs off the landing, there are three good size bedrooms and a family bathroom suite with the master and second bedrooms boasting air-conditioning units. The master bedroom also benefits from a re-fitted en-suite shower room and fitted wardrobes. There is also a re-fitted family bathroom with white suite and a shower over the bath.

Outside

Outside, the property has an attached single garage and driveway to the front whilst to the rear, there is a panel fence enclosed garden mostly laid to lawn with a patio, side gated access and a personnel door to the garage.

The family home further benefits from solar panels fitted alongside a 6 kw battery for storage of the energy produced. There is also an electric car charging port and a modern gas central heating system.

Location

The property is located within easy access to the local schools and amenities that the local area has to offer.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Norwich City Council, City Hall, St. Peters Street, Norwich, NR2 1NH
Council Tax C

Directions

From Chapel Breck Road continue straight at the roundabout onto Three Score Road, at the next roundabout take the first exit onto Bladewater Road and follow the road round to the right where it becomes Tizzick Close. The property can be found on the left hand side.

