



**Groomesmere Court, Tunstead, Norwich, NR12 8EZ**

welcome to

## Groomesmere Court, Tunstead Norwich

\*\*GUIDE PRICE £330,000-£360,000\*\* THIS INCREDIBLE SEMI-DETACHED HOME is situated within a tucked away cul de sac location, Outside boasts ample off road parking to the front, an integral garage to the ground floor and a stunning rear garden. Call now!



## Entrance Door

### Cloakroom

W/C, wash hand basin, tiled flooring and radiator.

## Lounge

15' 7" x 12' 2" ( 4.75m x 3.71m )

Window to front, multifuel burner, tiled flooring and arch to:-

## Dining Room

15' 5" x 10' 1" ( 4.70m x 3.07m )

Window to rear, tiled flooring and radiator.

## Kitchen

10' 5" x 9' 10" ( 3.17m x 3.00m )

Window to rear, gas hob, electric oven, cooker head, one and a half bowl sink unit, integrated dishwasher, central heating boiler and door to side.

## Utility Room

6' 2" x 4' ( 1.88m x 1.22m )

Plumbing for washing machine.

## First Floor Landing

### Bedroom One

18' 11" x 12' 3" ( 5.77m x 3.73m )

Window to front, wooden flooring and radiator.

### Bedroom Two

12' 8" x 10' 2" ( 3.86m x 3.10m )

Window to rear, wooden flooring and radiator.

## Shower Room

Shower cubicle, wash hand basin, W/C, wooden flooring and window to rear.

## Exterior

Outside boasts ample off road parking to the front and a stunning rear garden.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## Groomesmere Court, Tunstead Norwich

- Two reception rooms
- Stunning setting
- Ample off-road parking
- Enclosed rear garden
- Tucked away cul de sac location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

**£330,000**



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Property Ref:  
NOR142029 - 0004

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Please note the marker reflects the postcode not the actual property

 william h brown



**01603 760044**



[norwich@williamhbrown.co.uk](mailto:norwich@williamhbrown.co.uk)



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



[williamhbrown.co.uk](http://williamhbrown.co.uk)