



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.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/NOR142029



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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR142029



Property Ref:
NOR142029 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk