



Thistle Close, Norwich, NR5 9HR

welcome to

Thistle Close, Norwich

A modern four-bedroom detached family home offering spacious accommodation, a principal bedroom with en-suite, garage, driveway parking and a private rear garden. Ideally suited to family living and situated within a popular residential location.



Description

This attractive four-bedroom detached home offers generous and well-balanced accommodation extending to approximately 1,337 sq. ft., making it an excellent choice for modern family living.

The property is entered via a welcoming entrance hall, providing access to a spacious lounge measuring over 16ft in length, creating a comfortable and inviting space for relaxing and entertaining. The separate dining room offers an ideal setting for family meals and social gatherings, while the modern fitted kitchen provides ample worktop and storage space with direct access to the rear garden.

Completing the ground floor is a convenient cloakroom/WC and internal access to the integral garage, which offers further storage potential or scope for conversion, subject to the necessary consents.

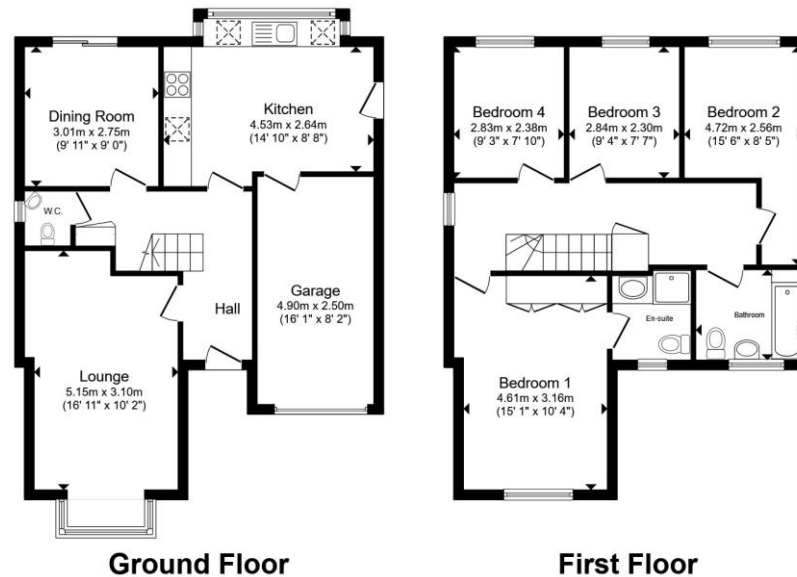
To the first floor, the property benefits from four well-proportioned bedrooms. The generous principal bedroom enjoys the advantage of an en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property benefits from driveway parking, an integral garage and a private rear garden, providing an excellent space for outdoor dining, entertaining and family enjoyment.

Offering spacious accommodation, practical family living and excellent bedroom proportions throughout, this modern detached home is sure to appeal to a wide range of buyers and an internal viewing is highly recommended.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 124.2 m² (1,337 sq.ft.) approx

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.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/NOR144935



welcome to

Thistle Close, Norwich

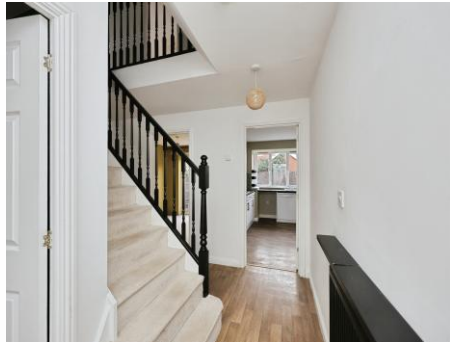
- Modern four-bedroom detached family home
- Approximately 1,337 sq. ft. of accommodation
- Integral garage and driveway parking
- Private rear garden
- Principal bedroom with en-suite shower room
- Ideal for families and growing households
- Conveniently situated close to the UEA and Norfolk & Norwich University Hospital

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144935



Property Ref:
NOR144935 - 0003

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