



Tizzick Close, Norwich - NR5 9HB



Tizzick Close

Norwich

NO CHAIN! Tucked away in a quiet CUL-DE-SAC, this LINK-DETACHED FAMILY HOME offers an exceptional blend of SPACE, VERSATILITY and MODERN LIVING, all within close proximity to the UEA, HOSPITAL, and LOCAL TRANSPORT LINKS. Step through the welcoming HALL ENTRANCE into a thoughtfully designed layout, where a GROUND FLOOR DOUBLE BEDROOM which could also serve as a spacious sitting room provides flexibility for guests or multi generational living. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES and seamlessly flows into the DINING ROOM, creating an ideal setting for family meals and entertaining. Upstairs, THREE WELL PROPORTIONED BEDROOMS open from the landing, each offering comfort and privacy. The property features a GROUND FLOOR W.C, a contemporary FAMILY SHOWER ROOM and an ENSUITE SHOWER ROOM to the main bedroom, ensuring convenience for all. Stepping outside, TANDEM DRIVEWAY PARKING leads to the GARAGE, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Chain!
- Link-Detached Family Home
- Quiet Cul-De-Sac Positioning
- Within Close Proximity To The UEA, Hospital & Local Transport Links
- Fully Fitted Kitchen With Integrated Appliances & Dining Room
- 3/4 Double Bedrooms
- Ground Floor W.C, Family Shower Room & Ensuite Shower Room
- Private & Fully Enclosed Rear Garden

Three Score, Bowthorpe has always been highly desirable due to its close proximity of both the University and Hospital. With good road links to both the A47 and A11, this area is within walking distance of a variety of local amenities, to include, parks, shops, doctors and schools. There is also a regular bus service into Norwich City Centre.



SETTING THE SCENE

Set back from the road and tucked away in a quiet cul-de-sac, the property features a tandem brick weave driveway providing off-road parking for multiple vehicles, leading to the garage which is accessed via an up-and-over door. The frontage is neatly enclosed by wooden picket fencing and includes a well maintained lawn, while the main entrance is located at the front of the home, sheltered by an open porch.

THE GRAND TOUR

Stepping inside, the spacious hallway entrance features stairs rising to the first floor and a conveniently positioned two piece W.C. To the left, a well proportioned room currently serves as a double bedroom, The door between this and the dining room is currently boarded over, but could easily be reversed to return it to it's original reception layout. At the end of the hall, the fully fitted kitchen offers a range of wall and base storage units with surrounding worktops and tiled splashbacks. Integrated appliances include an oven and a four burner gas hob with an extractor above, while under counter plumbing is available for a washing machine. Tiled flooring runs underfoot and a door provides direct access to the garden. A further door leads into the sitting and dining room, which features sliding glass doors opening onto the garden patio.

Ascending to the carpeted first floor landing, you will find loft access above and a useful integrated airing cupboard. Doors lead to three well sized bedrooms, including the main bedroom offering ample room for a large double bed, integrated wardrobes and a private ensuite shower room with a glass enclosed cubicle and vanity storage below the sink. The two remaining double rooms are served by a three piece family shower room, featuring a glass enclosed double shower cubicle.

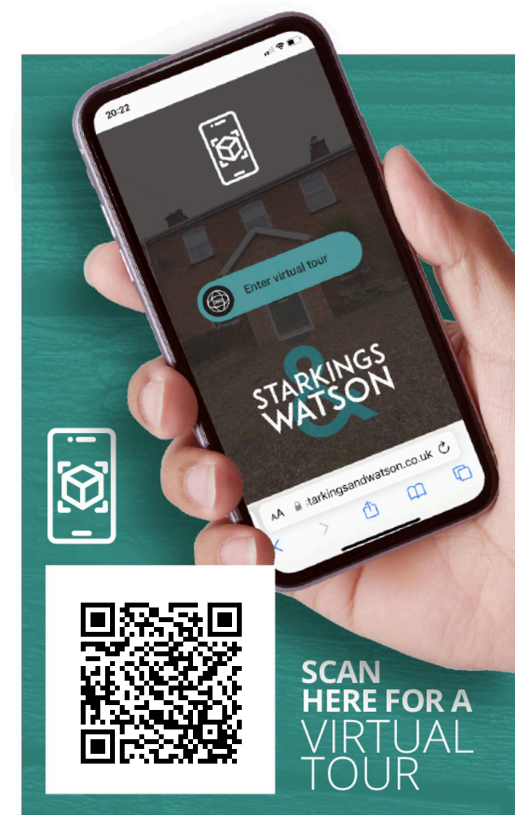
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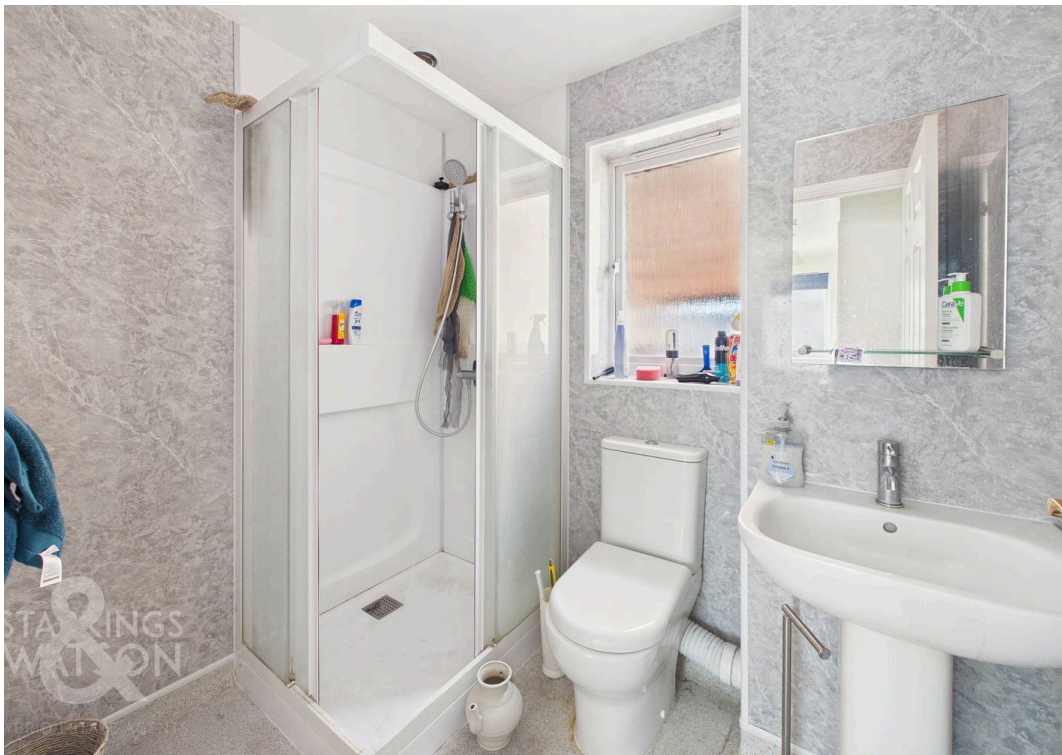
Postcode : NR5 9HB

What3Words : ///either.fallen.brief

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







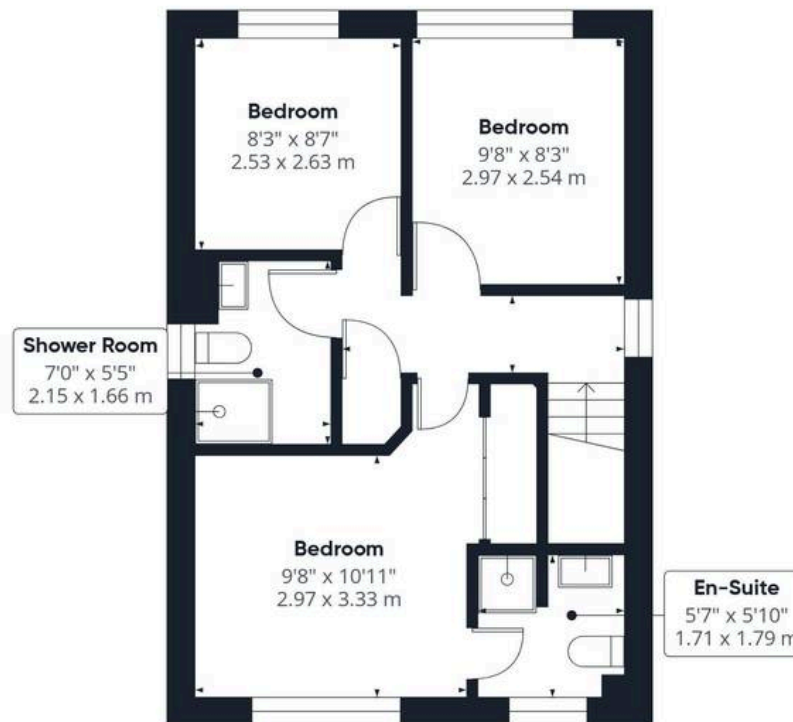
THE GREAT OUTDOORS

Stepping outside, the private rear garden is fully enclosed by timber panel fencing and begins with a well proportioned flagstone patio, perfect for outdoor furniture to enjoy the warmer months. A pedestrian door provides convenient access into the garage, while the remainder of the garden is predominantly laid to lawn.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

903 ft²
83.9 m²

Reduced headroom

1 ft²
0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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