



12 Tizzick Close, Norwich

Norwich



Minors & Brady

12 Tizzick Close

Norwich

In Norwich's sought-after Three Score neighbourhood, this chain-free semi-detached home is a hidden gem offering both comfort and practicality. Perfect for first-time buyers or savvy investors, it features a welcoming entrance hall with a handy WC, a well-equipped kitchen, and a spacious sitting/dining room that flows into a light-filled conservatory, ideal for year-round enjoyment. Upstairs, two double bedrooms, including one with a built-in wardrobe, are served by a classic family bathroom. Outside, a private garden with a patio, lawn, and timber shed creates the perfect space to unwind, while a brick-weave driveway ensures convenient off-road parking. With Norwich city centre, public transport, and key routes including the A47 and A11 all within easy reach, this home combines peaceful living with excellent connectivity.





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- Chain free!
- Semi-detached residence positioned in the quiet neighbourhood Three Score, in the city of Norwich
- Perfect choice for first time buyers or investors
- Kitchen equipped with wall and base cabinetry, an integrated oven, space for a fridge/freezer and an under-counter area for a dishwasher or a washing machine
- Sitting/dining room inviting relaxation and entertaining
- Internal double doors opening into a light-filled conservatory, that extends the reception space and allows you to enjoy the outdoors within the comfort of your home
- Two double bedrooms, one with a built-in wardrobe, and a family bathroom with a classic three-piece suite
- A private, well-maintained garden featuring a patio, a laid to lawn and a timber storage shed
- A brick-weave driveway providing off-road parking
- Nearby to the local city centre, public transport links, the A47 & A11



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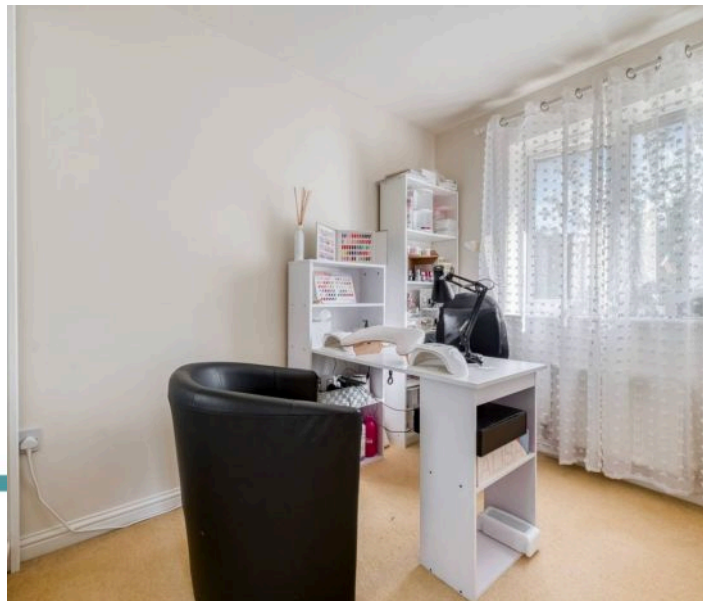
Norwich

Location

Three Score is a modern residential neighbourhood situated on the western edge of Norwich, close to Bowthorpe and just a short distance from the University of East Anglia (UEA). The area benefits from being within easy reach of everyday amenities—nearby you'll find the Bowthorpe Shopping Centre with its supermarket, pharmacy, takeaway outlets, and small independent stores, while larger retail parks and the city centre are only a short drive or bus ride away.

Families are well catered for with several schools in the vicinity, including primary schools in Bowthorpe and Chapel Break, and secondary provision at City Academy Norwich. The UEA campus is also close by, offering not just higher education but also cultural, sporting, and recreational facilities open to the community. Healthcare needs are met by local GP surgeries and dental practices, with the Norfolk and Norwich University Hospital just a few minutes away by car or bus.

Transport links are strong, with regular bus services connecting Three Score to Norwich city centre, UEA, and the hospital. The area is also close to main roads such as the A47 for easy travel further afield, and there's a good network of cycle paths and pedestrian routes.



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Step inside to a welcoming entrance hall, complete with a handy WC for guests. The kitchen is thoughtfully arranged with a range of wall and base cabinets, an integrated oven, and space for your fridge/freezer, plus an under-counter area that can accommodate either a dishwasher or washing machine.

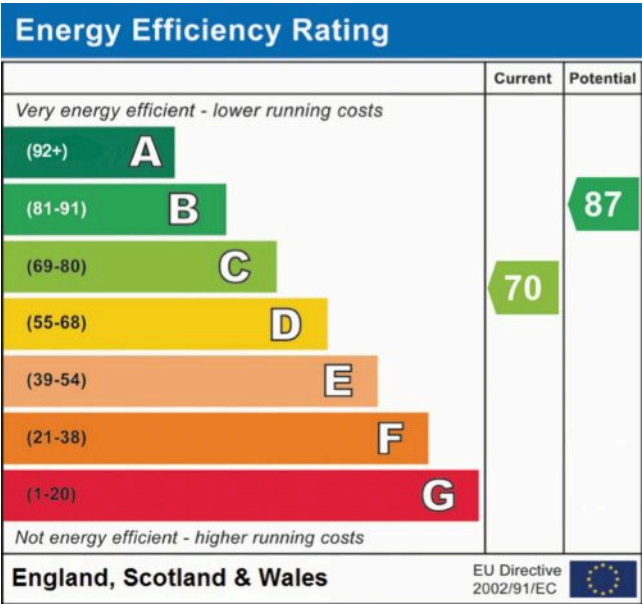
The sitting/dining room is designed for both relaxation and entertaining, seamlessly flowing into a bright conservatory via internal double doors. This additional living space invites you to enjoy the beauty of the garden year-round, offering an airy, sunlit environment that bridges indoors and outdoors.

Upstairs, you'll find two well-proportioned double bedrooms, one benefiting from a built-in wardrobe, and a family bathroom fitted with a classic three-piece suite.

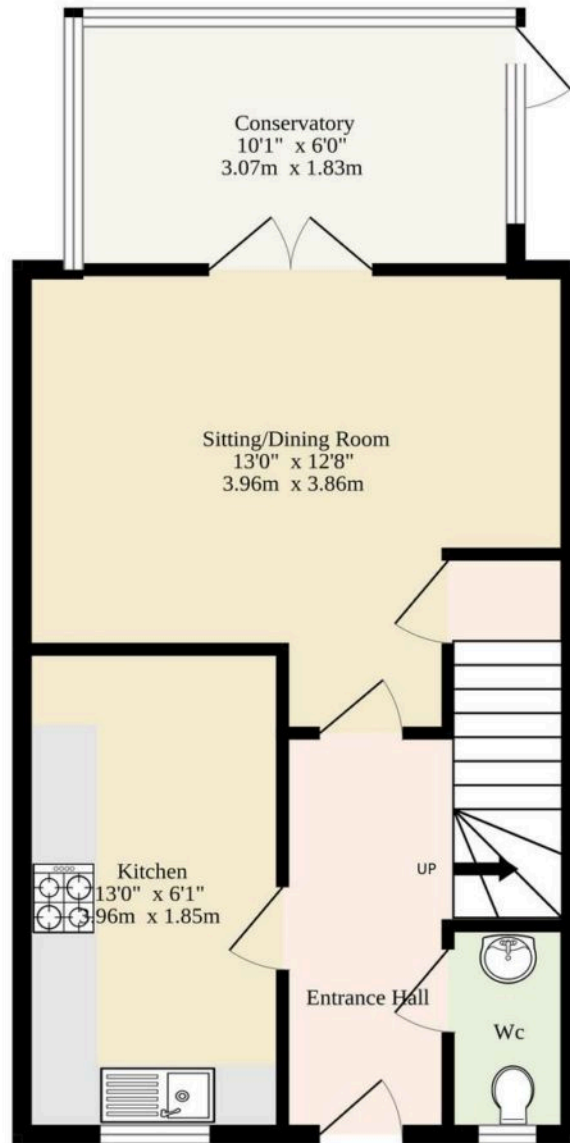
Outside, the private garden is well-maintained, featuring a paved patio area for seating arrangements, a laid to lawn, and a timber storage shed. To the front, a brick-weave driveway provides convenient off-road parking for two vehicles.

Agents note

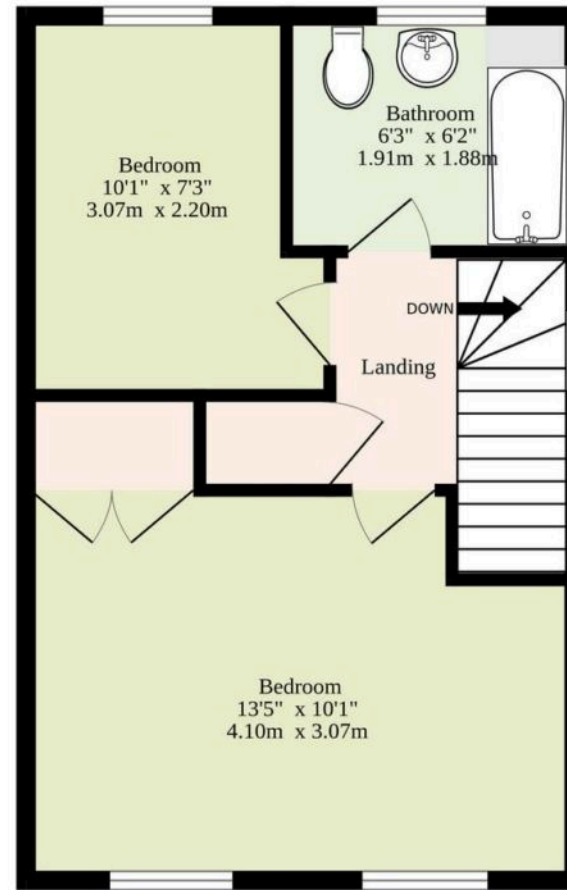
Freehold



Ground Floor
368 sq.ft. (34.2 sq.m.) approx.



1st Floor
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

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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Meet *Liam*
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Meet *Rosie*
Senior Sales Progressor



Meet *Tristan*
Senior Property Valuer

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