

31 Tizzick Close, Norwich

Minors & Brady

31 Tizzick Close

Norwich

Offered to the market chain-free, this impressive five-bedroom family home presents an excellent opportunity for buyers seeking generous accommodation, versatility, and a convenient location. Thoughtfully arranged over two floors, the property offers a superb balance of living and bedroom space, making it ideally suited to the demands of modern family life. The spacious reception accommodation provides an inviting setting for both relaxing and entertaining, while five bedrooms offer flexibility for growing families, guests, or home working. With the added benefit of three bathroom facilities, the layout is particularly well-suited to busy households. Situated within walking distance of the Norfolk and Norwich University Hospital, this is a fantastic opportunity to secure a well-proportioned home in a popular residential area.

- Guide Price: £325,000 - £350,000
- Being offered to the market chain free
- Kitchen/dining room with ample worktop space
- Spacious open-plan living and dining room
- Ground-floor bedroom
- Ground-floor cloakroom
- Four first-floor bedrooms
- First-floor bathroom and en-suite shower room
- Enclosed rear garden
- Garage and off-road parking

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The Location

Tizzick Close is situated within the Bowthorpe area of Norwich, a popular residential location to the west of the city. The property is conveniently positioned for the Norfolk and Norwich University Hospital and the University of East Anglia, both accessible from the wider Three Score area. Local schooling includes Chapel Break Infant School, St Michael's VA Junior School, and Clover Hill VA Infant and Nursery School, providing options for families with children of different ages.

A range of everyday amenities can be found nearby, including the Bowthorpe shopping area, which provides local shops and services. The area is served by regular bus connections into Norwich city centre, where a more extensive selection of shopping, restaurants, cafés, and leisure facilities can be found. Norwich railway station also provides rail connections to destinations further afield, while the nearby road network offers access towards the A47 and wider Norfolk.

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Upon entering, the entrance hall provides access to the ground-floor accommodation and staircase to the first floor. The spacious lounge flows through to the adjoining dining room, creating an open-plan living and dining area with plenty of room for both everyday relaxation and entertaining. The kitchen is separately positioned and offers a practical space for meal preparation and informal dining.

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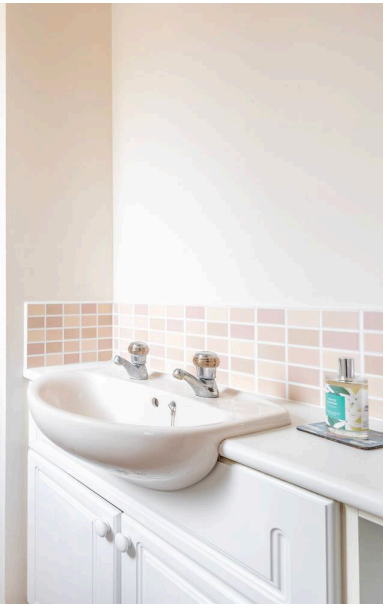









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A ground-floor WC adds further convenience, while a well-proportioned bedroom completes the ground-floor accommodation, offering flexibility for guests, family members, or those requiring a bedroom away from the main sleeping accommodation.

To the first floor, the landing provides access to four further bedrooms, offering excellent flexibility for family living. The principal bedroom benefits from built-in wardrobes and its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, comprising a bath, wash basin, and WC.

Externally, the property benefits from an enclosed garden, providing a private outdoor space for families to enjoy. Further advantages include a garage and off-road parking, offering useful additional storage and convenient parking provisions.

Agent's Note

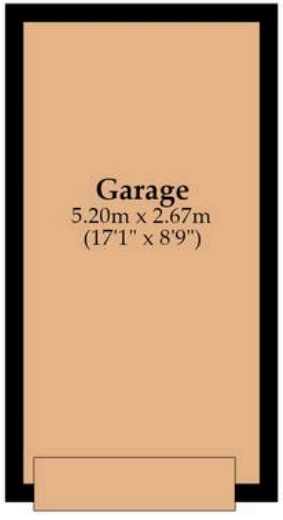
The property will be sold freehold, and is connected to mains gas, water, drainage and electricity.

The property has gas central heating.



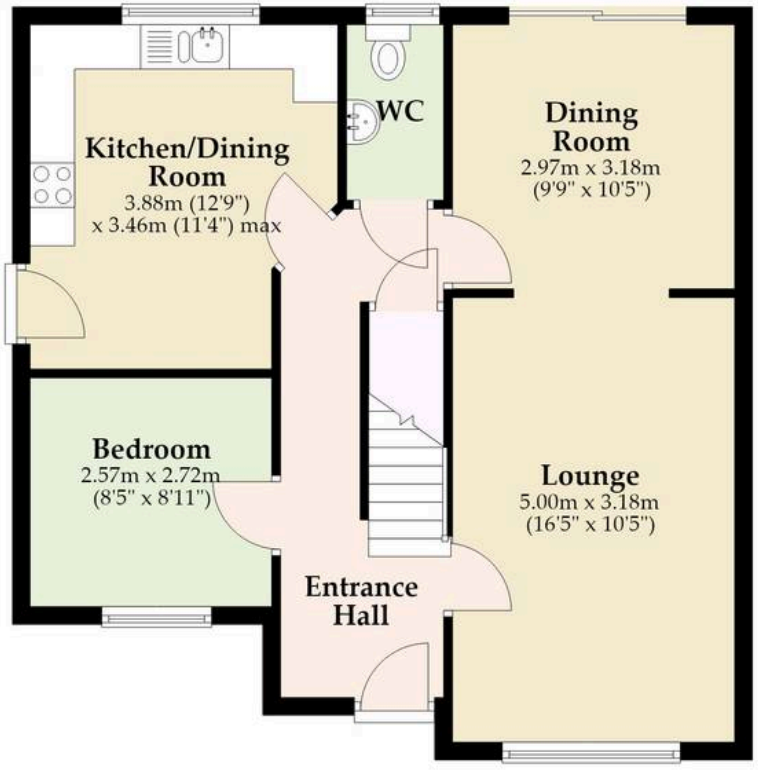
Garage

Approx. 13.9 sq. metres (149.3 sq. feet)



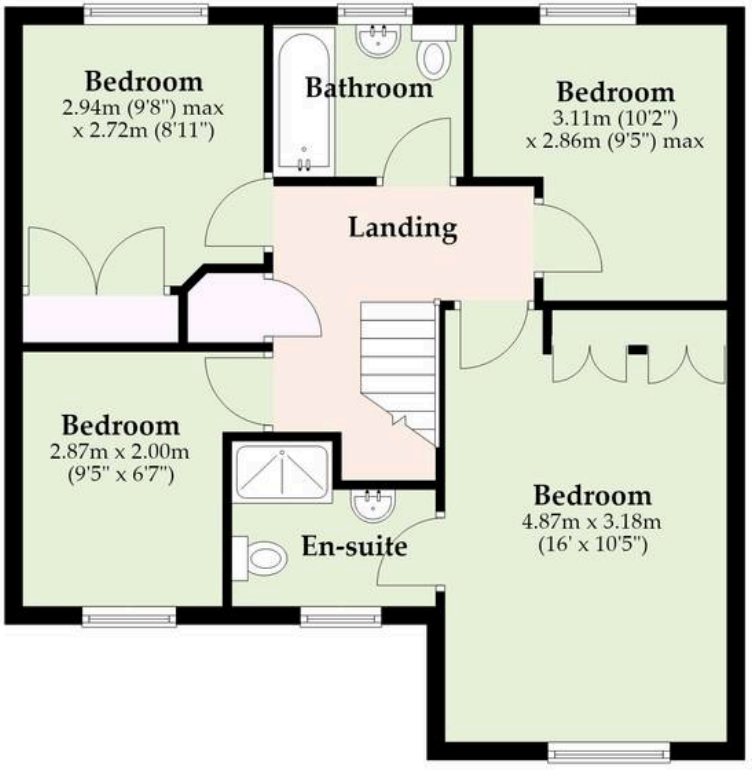
Ground Floor

Approx. 58.8 sq. metres (632.7 sq. feet)



First Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



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Total area: approx. 129.3 sq. metres (1392.0 sq. feet)

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.
Plan produced using PlanUp.

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