



Bishy Barnebee Way, Norwich - NR5 9HD



Bishy Barnebee Way

Norwich

Occupying a prominent position, this DETACHED 4/5 BEDROOM TOWNHOUSE boasts a deceptively SPACIOUS and VERSATILE LAYOUT, measuring in excess of 1,330 Sq. Ft (stms) of accommodation spread across three floors, located within easy access to a range of local amenities, the UEA and Hospital. Step inside to find a HALLWAY ENTRANCE offering a convenient W.C, and STUDY adjacent, whilst stairs rise to the first floor. The fully fitted KITCHEN offers a separate UTILITY ROOM with access to the garage and DINING ROOM with FRENCH DOORS opening out. The spacious 16' SITTING ROOM can be found on the first floor, in addition to the MAIN BEDROOM, boasting an ENSUITE SHOWER ROOM whilst a second BEDROOM is serviced by a three piece FAMILY BATHROOM. Two DOUBLE BEDROOMS open from the second floor landing, both benefit from INTEGRATED WARDROBES and eaves storage, completed with a second three piece FAMILY BATHROOM. Head outside where a brick weave DRIVEWAY offers parking, leading to the GARAGE, the rear GARDEN is PRIVATE and FULLY ENCLOSED.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Townhouse With 4 Bedrooms
- Over 1,330 Sq. Ft (stms) Of Accommodation
- 16' Sitting Room
- Fully Fitted Kitchen & Separate Dining Room
- 5th Bedroom / Study
- Ground Floor W.C, 2 Family Bathrooms & Ensuite Shower Room
- Driveway Parking & Garage
- Private & 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

The property can be found set back from the road with a brick weave driveway allowing for vehicle parking, the remaining frontage is laid to shingle and grass hosting a range of shrubs and plantings. The main entrance can be found at the front of the property from a couple of shallow steps under an open porch.



THE GRAND TOUR

Heading inside, the spacious hallway entrance offers hard flooring underfoot for ease of maintenance with integrated storage to the left hand side and an adjacent two piece W.C. A versatile office study space/bedroom can be found from the hallway, offering a front facing aspect with carpeted flooring underfoot. Moving through the hallway, stairs rise to the first floor with further integrated storage space beneath. The kitchen and separate dining room can be found at the rear of the home. The kitchen itself offers a range of wall and base storage cupboards with integrated cooking appliances including an oven, four burner gas hob and extractor above with a tiled splashback surrounding and further undercounter space available for a washing machine and a fridge. Further convenience is offered with a separate utility space, boasting further storage space currently utilised for a dishwasher and washing machine whilst offering a separate door opening to the garage. Conveniently positioned, the dining room is flooded with natural light from uPVC double glazed French doors opening to the garden with carpeted flooring underfoot, ample room is available for formal dining.

Ascending the stairs to the carpeted first floor landing, a useful airing cupboard can be found, whilst a door to the right gives way to the spacious 16' sitting room. Enjoying plenty of natural light, this room allows for a range of soft furnishing layouts and includes radiators and carpeted flooring. Two further doors give way to two bedrooms including the main bedroom. Offering loft storage overhead and part vaulted ceilings, the main bedroom boasts integrated wardrobe space and a separate ensuite shower room with a Velux window and an inset shower cubicle with sliding glass door. The second bedroom also offers radiators, carpeted flooring and integrated wardrobe space and is serviced by a separate three piece family bathroom.

Rising to the second floor landing, continued integrated storage can be found in addition to another three piece family bathroom with tiled flooring underfoot and doors giving way to two double bedrooms. Both have been recently redecorated and offer integrated wardrobe space and eaves storage.

FIND US

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VIRTUAL TOUR

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



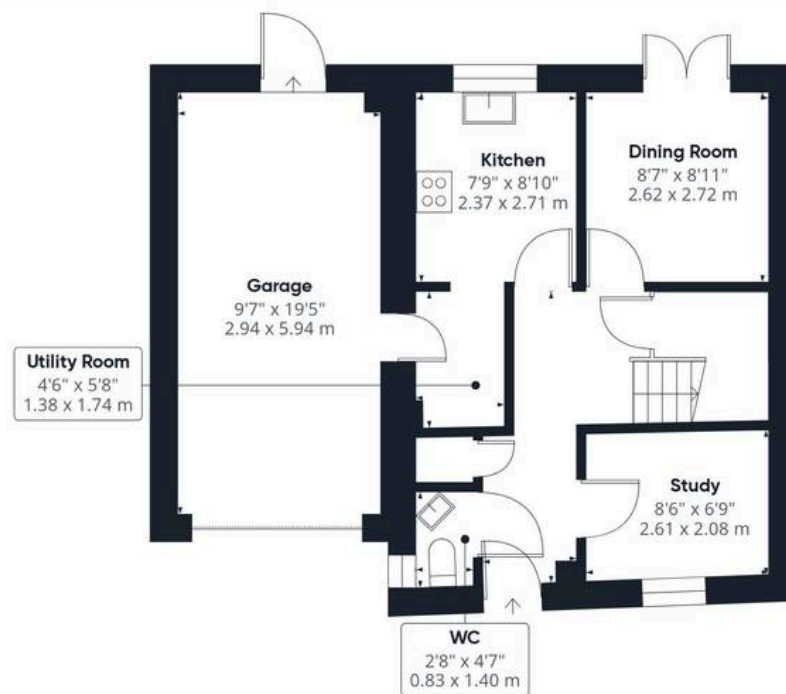




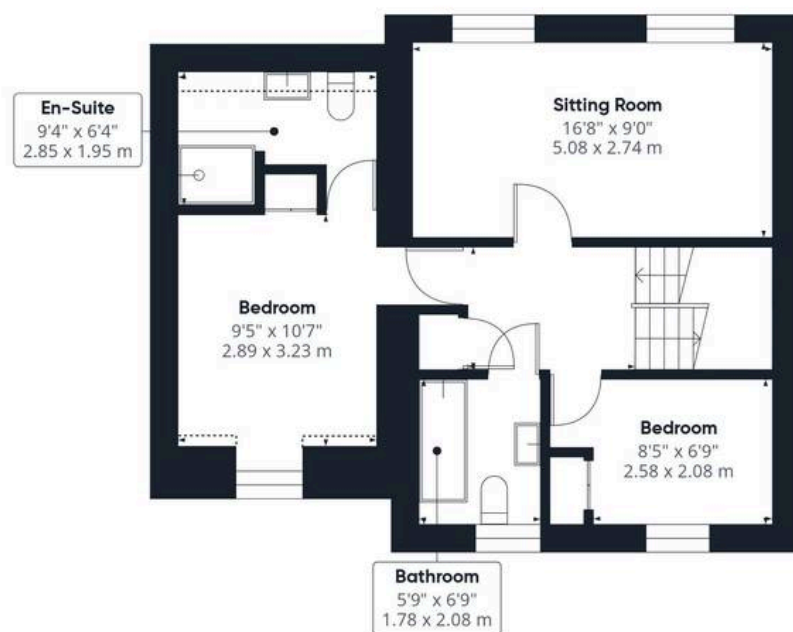
THE GREAT OUTDOORS

Outside, the rear garden is private and fully enclosed with timber panel fencing, a wooden latch and brace side gate allows access to the side of the property. The garden itself is predominantly laid to a well maintained lawn with surrounding shrubs and potted plants, with a useful storage shed to the corner and a separate entrance to the garage.

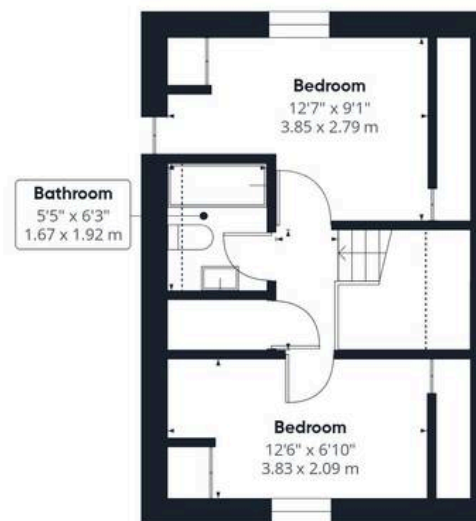




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1332 ft²

124 m²

Reduced headroom

15 ft²

1.4 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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