









## welcome to

# **Bishy Barnebee Way, NORWICH**

William H Brown is delighted to present a truly exceptional opportunity: a substantial four-bedroom detached family residence positioned on the desirable outskirts of the established Bowthorpe development. Combining generous internal dimensions with a highly practical, multi-level layout.













#### **Entrance Hall**

Radiator.

### **Separate Toilet**

W/c, wash hand basin, radiator.

#### Kitchen

9' 2" x 8' 3" ( 2.79m x 2.51m )

Wall and base units with work surface, stainless steel sink, gas hob, washing machine, under counter fridge, tiled walls.

### **Dining Room**

9' x 8' 6" ( 2.74m x 2.59m )

Door to garden, radiator, carpeted flooring.

### **Utility Room**

5' x 5' 5" ( 1.52m x 1.65m )

### Study

8' 7" x 6' 9" ( 2.62m x 2.06m )

Window to front aspect, radiator, carpeted flooring.

### Landing

Storage, carpeted flooring.

### Lounge

16' 8" x 9' 5" ( 5.08m x 2.87m )

Two windows to rear aspect, radiator, carpeted flooring.

### **Bedroom 1**

10' 7" x 9' 5" ( 3.23m x 2.87m )

Fitted wardrobe, radiator, carpeted flooring, door to ensuite.

#### **Ensuite**

Shower, wc, wash hand basin, skylights.

### **Bedroom 2**

12' 8" x 9' 2" ( 3.86m x 2.79m )

Window to front aspect, storage, carpeted flooring.

### First Floor Bathroom

W/c, wash hand basin, bathtub, vinyl flooring, radiator.

#### **Bedroom 3**

12' 7" x 6' 9" ( 3.84m x 2.06m )

Window to front aspect, radiator, storage, carpeted flooring,

#### **Bedroom 4**

10' 5" x 6' 9" ( 3.17m x 2.06m )

Window to rear aspect, radiator, carpeted flooring, loft access.

#### **Second Floor Bathroom**

Wash hand basin, wc, bathtub, radiator, window to front aspect.

### Garage

17' 2" x 9' 5" ( 5.23m x 2.87m )



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.focalagent.com





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# **Bishy Barnebee Way, NORWICH**

- A substantial four-bedroom detached residence located on the sought-after outskirts of Bowthorpe, ideal for growing families or buy-to-let investors.
- A rare blend of space, practicality, and modern design.
- Early viewing is strongly recommended to secure this exceptional property.
- Located in the highly sought after location of NR5
- Excellent access to A47

Tenure: Freehold EPC Rating: Awaited

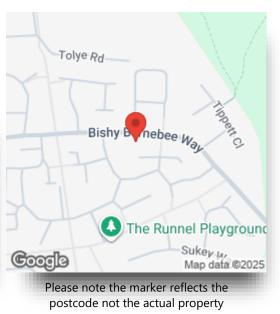
Council Tax Band: D

### offers in excess of









view this property online williamhbrown.co.uk/Property/NOR143385



Property Ref: NOR143385 - 0004 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.





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