



Bishy Barnebee Way, NORWICH, NR5 9HD

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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welcome to

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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NOR143385 - 0004

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