

FREEHOLD



House - Detached

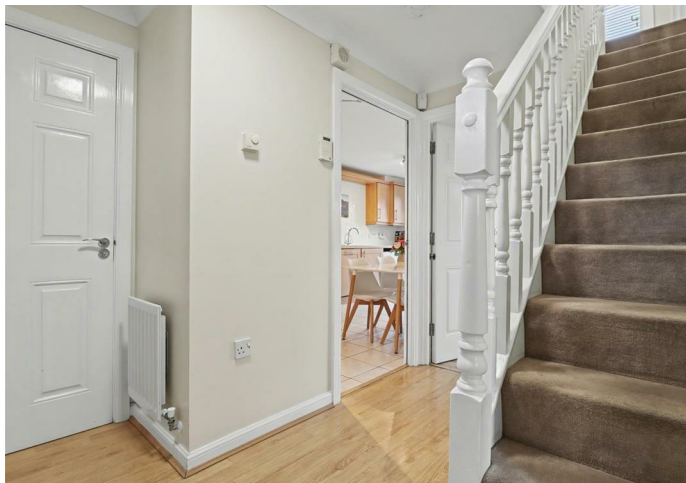
# PISHMERE CLOSE THREE SCORE NORWICH NR5 9PU

Offers In Excess Of

£375,000

## FEATURES

- Detached Family House
- Six Bedrooms
- Kitchen/Breakfast Room
- Family Bathroom
- Enclosed Garden
- Three Floors
- No Chain
- Three Ensuities
- Corner Plot
- Garage



# 6 Bedroom House - Detached located in Norwich

Nestled in the tranquil Pishmire Close, Norwich, this impressive detached family home offers a perfect blend of modern living and comfort. Built in 2006, this three-storey residence spans an ample 1,582 square feet and is set on a substantial corner plot, providing a sense of space and privacy. The property boasts an attractive kerb appeal, situated in a pedestrianised area that ensures a peaceful environment.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile dining room or study, ideal for both work and leisure. The generous kitchen/breakfast room is perfect for family gatherings, while the sitting room, with its double doors, creates a seamless connection to the rear garden, enhancing the indoor-outdoor living experience.

The first floor features four well-proportioned bedrooms, two of which benefit from en-suite facilities, alongside a family bathroom. Ascending to the second floor, you will find the principal bedroom, complete with its own en-suite, and an additional bedroom, providing ample space for family or guests.

Outside, the property is complemented by a good-sized front garden and a gated, enclosed rear garden, perfect for entertaining or allowing children to play safely. The single garage and tandem-length driveway offer parking for up to three vehicles, adding to the convenience of this home.

Located in a prime position, this property enjoys excellent road links to the A47, proximity to Waitrose at Eaton, and easy access to local shops, schools, and bus services into the city. Near to the University and also Norfolk & Norwich Hospital. This home is an ideal choice for investors or growing families seeking a blend of comfort, space, and accessibility.

## Entrance Hall

Entrance door to front, stairs to the first floor, doors to the sitting room, dining/study, wc and the kitchen/breakfast room. Radiator.

## Wc

Sealed unit double glazed window to the front, wc and wash hand basin. Radiator.

## Dining Room/Study

9'0 x 9'0

Sealed unit double glazed window to the front and radiator.

## Sitting Room

15'0 x 12'0

Sealed unit double glazed double doors to the rear out top the rear garden, laminate flooring and radiator along with feature fireplace.

## Kitchen/Breakfast Room

9'0 x 18'0

Sealed unit double glazed double doors out to the rear garden, range of base and wall mounted units, space for range style cooker, splash backs, integrated dishwasher and fridge/freezer. Radiator and plenty of space for a breakfast table. Tiled floor.

## First Floor Landing

Sealed unit double glazed window to the front, stairs to the second floor, doors to bedrooms three, four, five, six and the bathroom. Airing cupboard and radiator.

## Bedroom Three

10'0 x 9'0

Sealed unit double glazed window to the front, wardrobe and radiator.

#### Bedroom Four

10'0 mx 9'0

Sealed unit double glazed window to the rear, radiator, wardrobe and door to the ensuite shower room.

#### Ensuite Shower room

Shower cubicle, wc and wash hand basin with splash backs and radiator.

#### Bedroom Five

9'0 max x 8'1

Sealed unit double glazed window to the rear, radiator.

#### Bedroom Six

9'0 x 6'0

Sealed unit double glazed window to the front and radiator.

#### Second Floor Landing

Skylight to roof space to the rear, door to the principal bedroom and bedroom two.

#### Principal Bedroom

14'0 max x 12'10

Sealed unit double glazed dormer window to the front, radiator and further sealed unit double glazed window to side and door to the ensuite shower room. Wardrobe built in.





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### Principal Ensuite Shower Room

Skylight to rear roof, tiled, shower cubicle, wash hand basin and wc. Radiator.

### Bedroom Two

18'0 x 9'0

Sealed unit double glazed dormer window to the front and radiator.

### Outside

Front garden is lawned and screened nicely by hedging at the end of this pedestrian only pathway. The rear of the property is accessed via the driveway to the side leading round to the single garage with tandem length driveway and the rear gated garden. The rear garden has a private feel and relatively unoverlooked due to its unique positioning. Mainly laid to lawn with plenty of space to entertain or the children to play. Additional large patio to the side with enough room to have out your summer gazebo or an area of hardstanding for children to have their basket ball net or trampoline. This outside space is really diverse and will suit any families activities.

### INVESTMENT OPPORTUNITY

This property is an instant investment opportunity as the property was previously rented out to 6 occupants, there are 3 ensembles and 1 shared bathroom and toilet and a shared kitchen/diner and sitting room. (income confirmed by owners at £3381 per month)



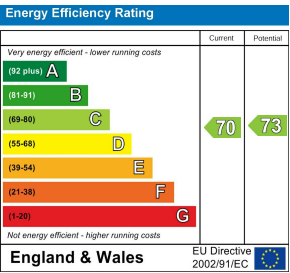
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