



2 Pishmire Close, Norwich

Offers in Region of £270,000

Minors & Brady

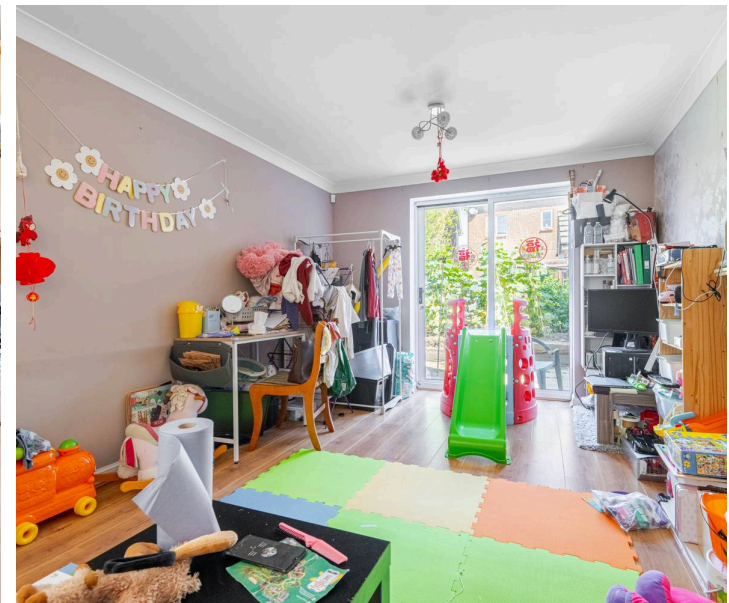


2 Pishmire Close

Norwich

A fantastic opportunity to acquire a detached home in the highly sought-after Three Score development, close to both the UEA and Norfolk & Norwich University Hospital. Offering well-balanced accommodation throughout, the property features a bright sitting room, a spacious kitchen/dining room and three bedrooms. The principal bedroom benefits from an ensuite shower room, while a separate family bathroom serves the remaining accommodation. Outside, there is a fully enclosed rear garden providing an ideal space for relaxing and entertaining. Further benefits include a garage, off-road parking, gas central heating and double glazing. Offered for sale with no onward chain, the property is equally well suited as a family home or investment purchase.

- Detached three-bedroom home in a sought-after residential location
- Popular Three Score development close to local amenities
- Convenient access to the UEA and Norfolk & Norwich Hospital
- Spacious kitchen/dining room ideal for everyday family living
- Bright and welcoming dual-aspect sitting room with garden access
- Principal bedroom benefiting from a private ensuite shower room
- Two further well-proportioned bedrooms and family bathroom
- Fully enclosed rear garden with lawn and patio seating area
- Single garage with power, lighting and driveway parking
- Offered for sale with no onward chain complications



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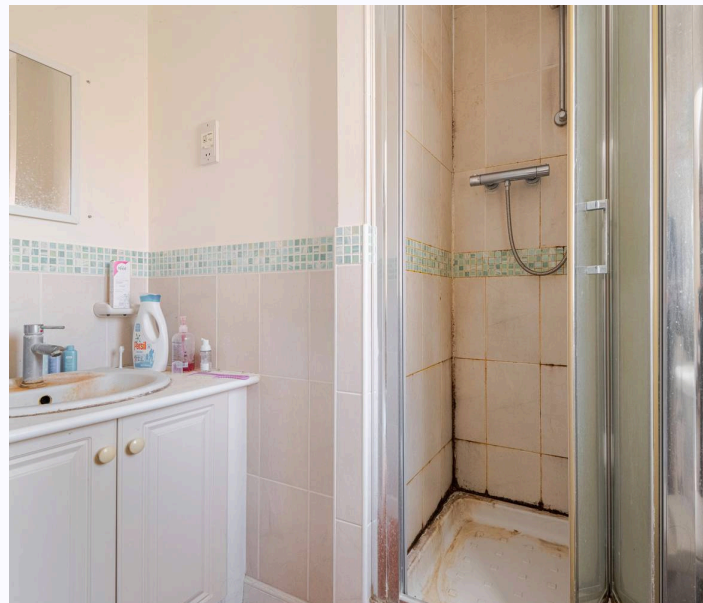
Pishmire Close, Norwich

Occupying a pleasant position within the popular Three Score development, this well-presented three-bedroom detached home offers spacious and practical accommodation, ideally suited to families, professionals and investors alike.

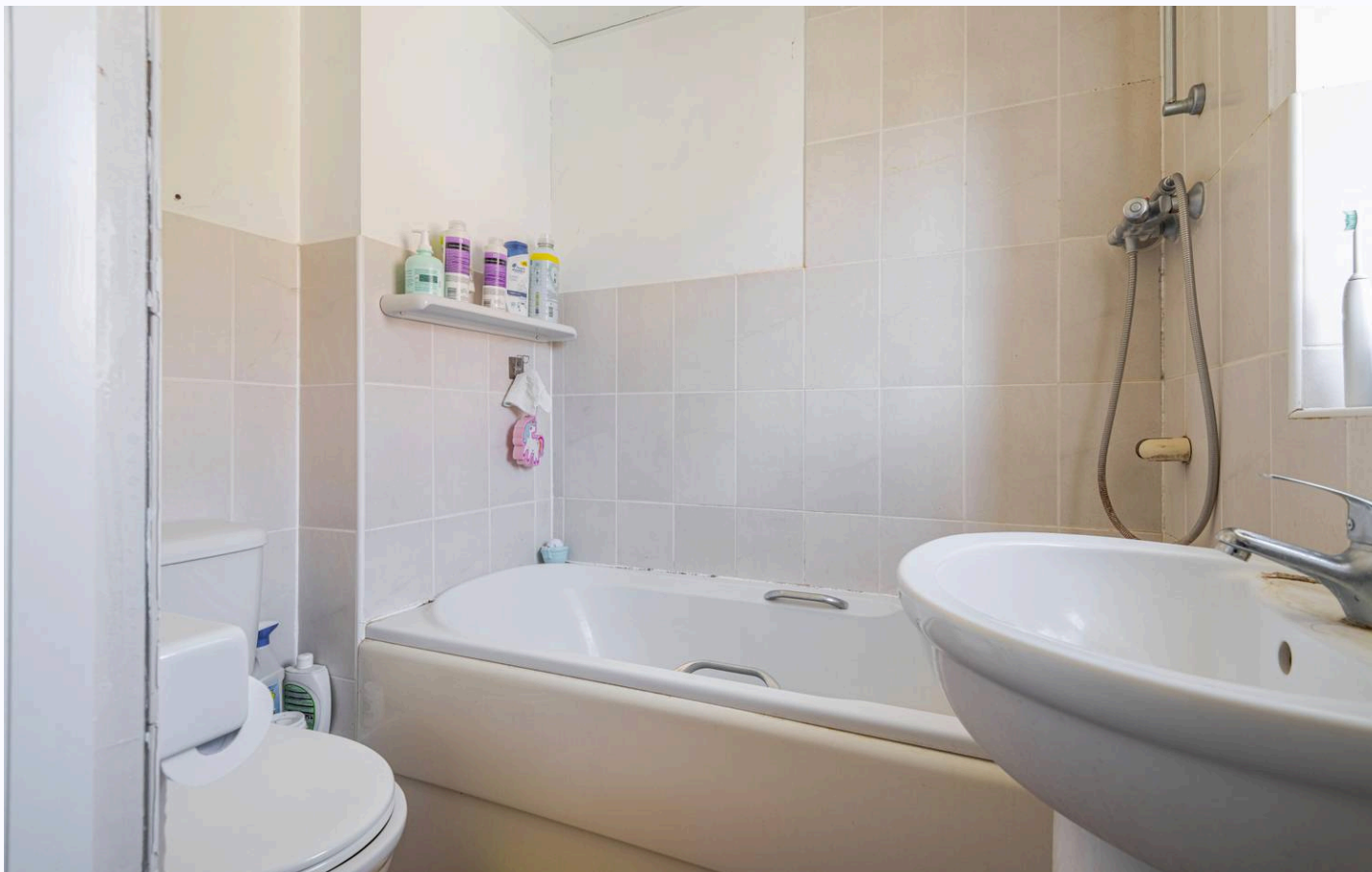
Conveniently located close to the University of East Anglia and the Norfolk & Norwich University Hospital, the property enjoys a highly accessible setting while benefiting from a quiet residential environment.

The accommodation is approached via a welcoming entrance hall, leading through to a bright and comfortable sitting room. Enjoying dual aspects, including patio doors opening onto the rear garden, this inviting living space provides plenty of natural light and offers an ideal setting for both relaxing and entertaining.

To the rear of the property, the kitchen/dining room forms the heart of the home, fitted with a range of wall and base units together with integrated appliances. There is ample space for dining, making it a practical and sociable area for everyday living, family meals and hosting guests.



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The first floor provides three well-proportioned bedrooms. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath and shower over. The layout offers flexibility for growing families, those working from home or purchasers seeking guest accommodation.

Outside, the property continues to impress with a fully enclosed rear garden, predominantly laid to lawn and complemented by a paved patio area, creating an attractive space for outdoor dining and relaxation. To the front and side, there is off-road parking together with a single garage benefiting from power and lighting, providing useful storage and additional practicality.

Further benefits include gas-fired central heating, double glazing throughout and the added advantage of being offered for sale with no onward chain.

Agent's Note

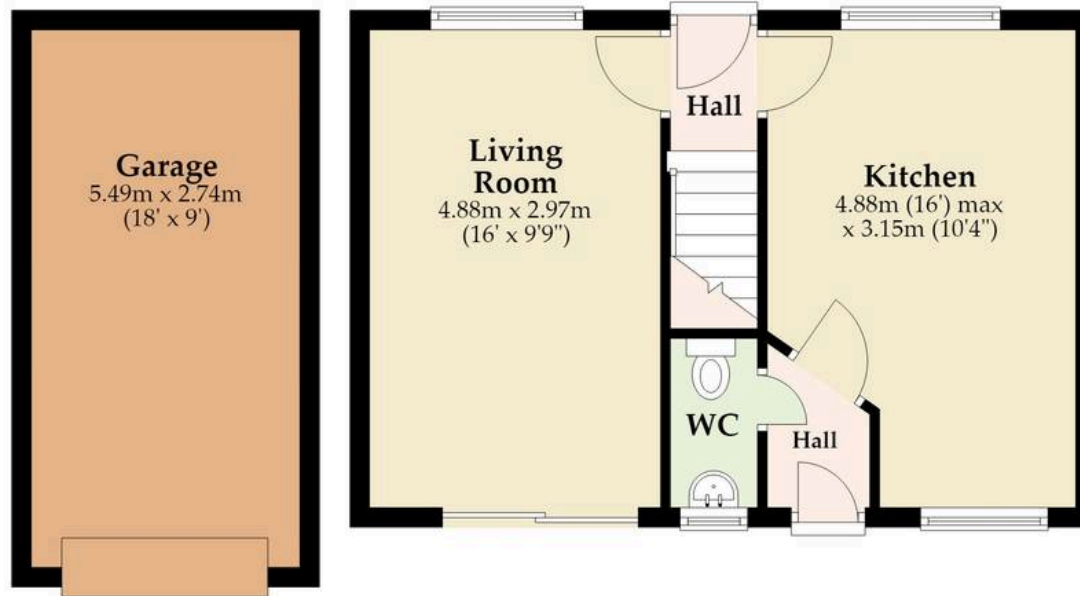
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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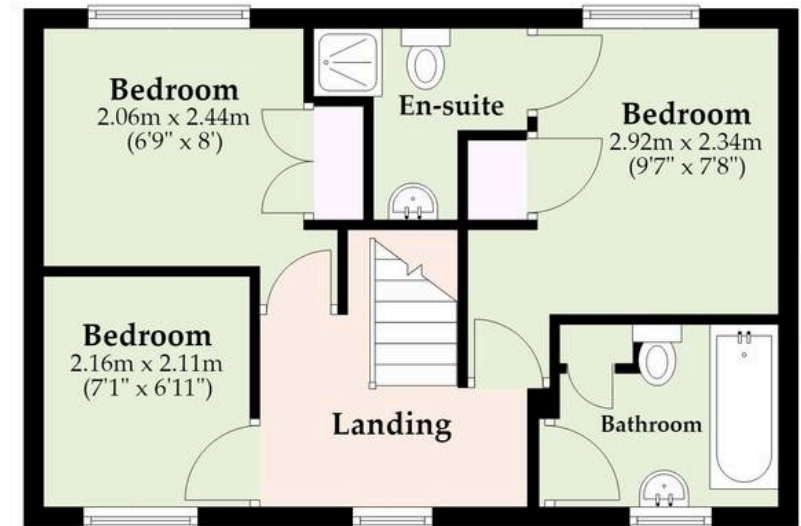
Ground Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



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Total area: approx. 88.7 sq. metres (955.3 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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