



5 Shibley's Court

Fishers Lane, Norwich, NR2 1EE

BROWN & CO



5 Shibley's Court, Fishers Lane, Norwich, NR2 1EE

A two/three-bedroom townhouse located in a prominent city centre location.

Offers in Excess of £550,000



DESCRIPTION

No. 5 Shibley's Court comprises a delightful two/three-bedroom townhouse enjoying a prominent position in the centre of Norwich, strategically positioned between St Giles Street and Pottergate. Formerly a shoe factory, the whole was converted in 2009 into a collection of apartments and townhouses with no. 5 enjoying one of the finest views and private garden areas amongst the others within the development.

There is a wonderful charm throughout the house as you enter via the front into a spacious entrance hall providing access to the kitchen and staircase to the first floor. The kitchen itself features an excellent range of integrated appliances together with Corian worktops and overlooks the dining area. The current owners have loved to entertain as the house provides an open plan feel with the sitting room linking in with the dining area beautifully. Off the kitchen is a utility room offering and good range of wall and base units.

The bedroom accommodation is positioned across the first and second floors with the principal bedroom and guest bedroom both enjoying en-suite facilities. Worthy of special mention is the stunning dressing area located behind hidden sliding doors in the principal bedroom.

The second floor offers versatility being currently used as an upper sitting room, with its fine views across the chimney pots of Norwich. However, it could be used for a number of different

purposes and would make a lovely bedroom if any buyer needed extra accommodation in that area.

Much of the charm of the house remains in the private walled garden area which flows around to the rear and side of the property. The gardens are decked and importantly face to the south providing any occupant with plenty of natural light beaming across the rear facade of the house. This lovely space is deceiving in size and is perfect for most occasions with plenty of areas for seating and potted plants. A garden shed will be remaining with the property.

No. 5 Shibley's Court is approached either from Fishers Lane or Pottergate into a parking area serving a number of properties. No. 5 comes with its own parking space.

Services – Mains water, mains electricity, mains drainage.

Local authority – Norwich City Council.

LOCATION

No. 5 Shibley's Court is close to the heart of the city centre and within walking distance of all amenities (including The Forum, Theatre Royal, shops, and restaurants) which this vibrant city has to offer. Norwich is the capital of East Anglia, a vibrant university town, steeped in history with attractive developments from the Middle Ages through to the present day and an abundance of green spaces in and around the town. Norwich is one of the Top 10

shopping destinations in the UK and has a continental feel, with outdoor coffee shops, dining, and entertainment. The local area is surrounded by attractive countryside, waterways, and coastline, popular with international tourists. There are three schools (good and outstanding), both state and private, within a 10–15-minute walk, together with good local shopping facilities. The region has very good national and international travel links, with three easy to reach airports and two seaports.

DIRECTIONS

On foot, from Norwich Market Place proceed up St Giles Street, take a right turn into Fishers Lane and continue down the hill. The gates for the property are on the right hand side.

AGENT'S NOTES

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



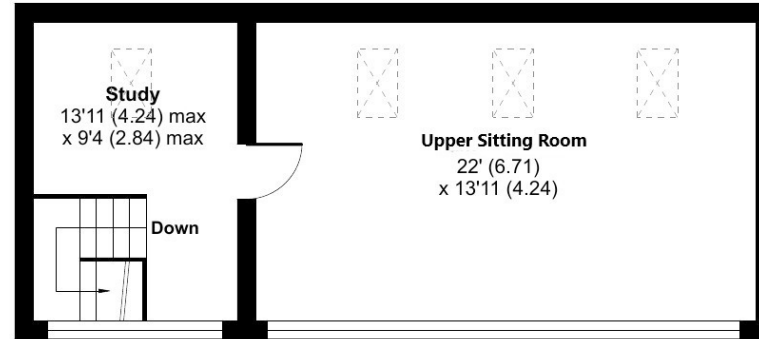


Fishers Lane, Norwich, NR2

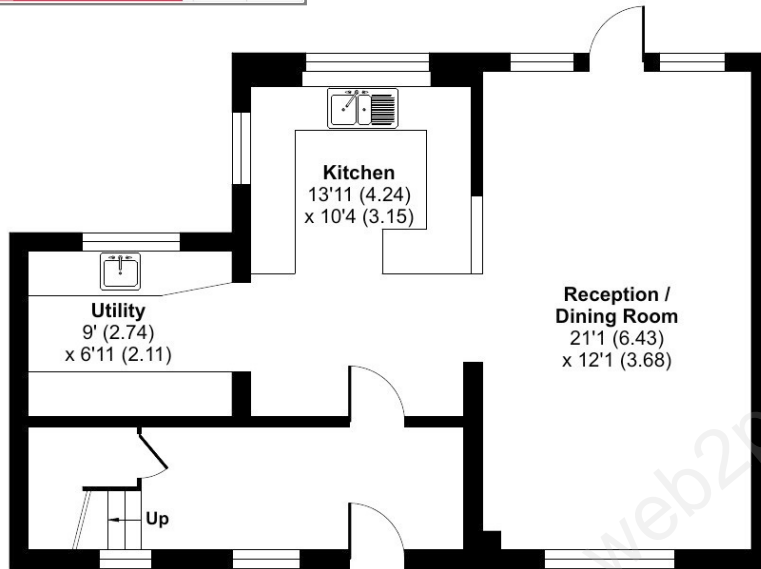
Approximate Area = 1672 sq ft / 155.3 sq m

For identification only - Not to scale

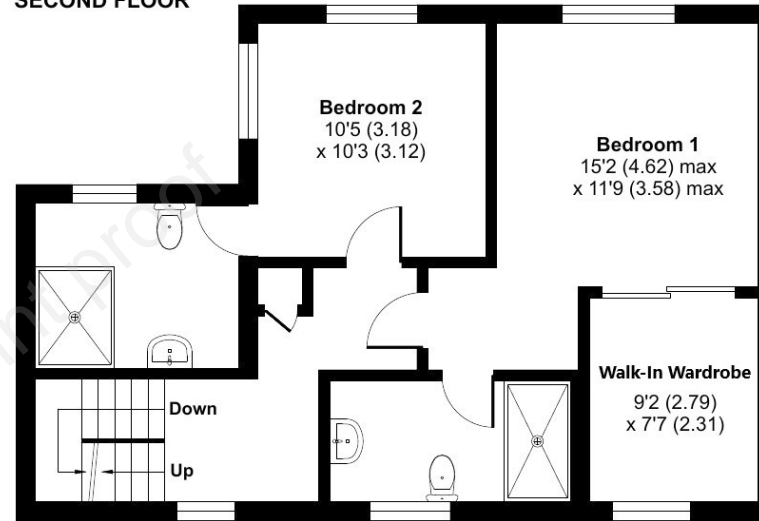
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Brown & Co. REF: 1007940

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