



12 Shepherd Purse Way
Bowthorpe | Norwich | Norfolk | NR5 9FD

FINE & COUNTRY

ON ANOTHER LEVEL



Top of the class, you'll be going up in the world when you choose this three-storey townhouse as home. A modern abode that's spacious and light throughout, providing a multitude of possibilities to suit new age family living or equally a wonderful investment with its proximity to the hospital and university.



KEY FEATURES

- A Modern Three Storey Town House, conveniently located 5 miles from the City Centre with Great Access to the University and Norfolk and Norwich Hospital
- Ideal for Multi-Generational Living
- Four Bedrooms: Three Bathrooms including Two En-Suites
- Open Plan Kitchen, Dining and Living Area with Media Wall
- Separate Combined WC and Utility Room
- Landscaped Low Maintenance Garden
- Allocated Permit Parking
- The Accommodation extends to 1,575sq.ft
- Energy Rating: B

This wonderful three storey property is an end terrace within a small modern development with great walks nearby in the Southern and Earlham Park. The area has great transport links with buses departing/arriving every 15 minutes giving easy access to the city centre, the hospital and Longwater Retail Park, which boasts a selection of shops including Next, The Range, a Sainsburys supermarket and several places to eat.

Vesatile Layout

The house is a very spacious and light modern property and the layout would suit multi-generational living as it does for the current owners or equally provide a great family home, or a fantastic investment for someone due to its close proximity to the Norfolk and Norwich University Hospital and the University of East Anglia.

Space And Light

The current owners have made several upgrades since their purchase and have fully landscaped the low maintenance garden with Italian porcelain tiles, composite decking with inset lighting and a range of other high quality materials. New flooring has been laid throughout the ground floor with tiles being added to the walls in the kitchen and downstairs cloakroom and a bespoke built media wall to the living area. The property consists of high ceilings and large floor to ceiling windows throughout, making the property a bright and airy space.





KEY FEATURES

Explore The Inside

The ground floor comprises of an open plan kitchen/dining and living area with access to the rear low maintenance garden plus a separate combined WC and utility room. The first floor provides two bedrooms and a bathroom, plus a large landing that could easily accommodate a study area, whilst the second floor boasts a further two bedrooms both with en-suite shower rooms providing the ultimate in versatility to the property's use.

The Outside

The garden is accessed from the patio doors in the open plan kitchen, dining and living room and provides a wonderful spot to sit and relax with your morning coffee and a leisurely breakfast. Because you have nothing to do in this low maintenance garden, you can rest assured you can chill with a glass of wine after a hard days work and relax in peace.

Go And Explore

The property is allocated 2 undesignated parking spaces and there are extra on site available to visitors. These work on a permit basis available from Norwich City Council. Whatever it is you're after, you won't have to go far when you call this your home. Shops, schools, cinemas, parks, the theatre, the Forum and library, restaurants and cafes galore are literally a short walk, drive or bus journey away. You could also use the train service available from Norwich if you wished to explore further afield, whether that be a sunny day out at the beach in Cromer or the bright lights of London for a bit of shopping, dinner and a show!

Agents Note

Under Section 21 of the Estate Agents Act 1979, we hereby inform you that the vendor of this property is employed by Fine & Country.

























INFORMATION



On The Doorstep

Bowthorpe has a shopping centre with a large Roy's store and a variety of other shops and a café. There is a health centre and doctors' surgery, village hall and public houses and is served by a frequent bus service. It is also close to the Longwater development which includes a Sainsburys supermarket, M&S food hall, Boots, Next and The Range to name but a few. There are a number of walks closeby including Marriotts Way which can be picked up at Costessey and is a 26 mile footpath, bridleway and cycle route which follows the route of two disused railway lines and runs between Norwich and the historic market town of Aylsham. There are also further amenities available in the neighbouring New Costessey which includes a range of shops and all levels of schools.

How Far Is It To?

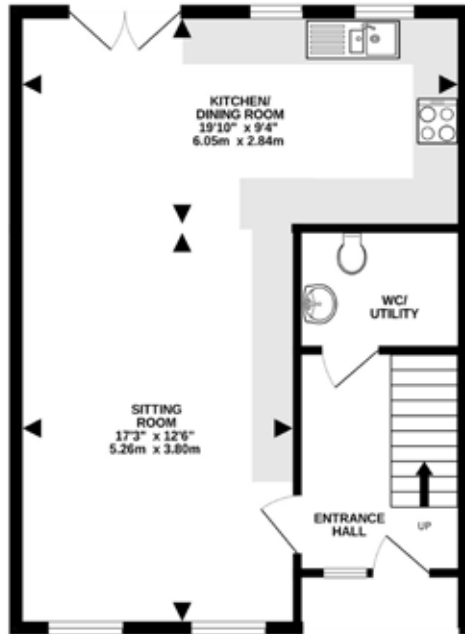
Bowthorpe is located approximately 15 miles from Dereham and 5 miles from Norwich. Within such close proximity to Norwich city centre, there is a large array of cultural and leisure facilities nearby, including Chantry Place shopping mall, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line rail station to London Liverpool Street with a journey time of 1 hour 50 minutes, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

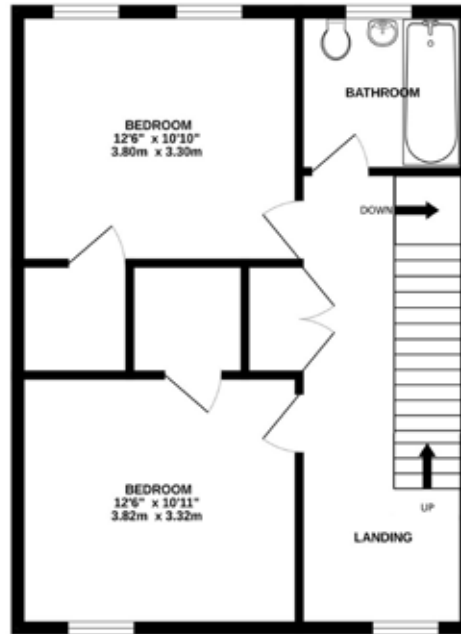
The property is located at Trinity Park, a development situated at the end of Clover Hill Road. This can be reached from Dereham Road, heading west from the city centre. At the roundabout take the 1st exit onto Wendene. Turn left onto Clover Hill Road and then continue straight onto Saxoncote Avenue. Turn left onto Ladysmock Way and then left onto Shepherd Purse Way.

Services, District Council and Tenure

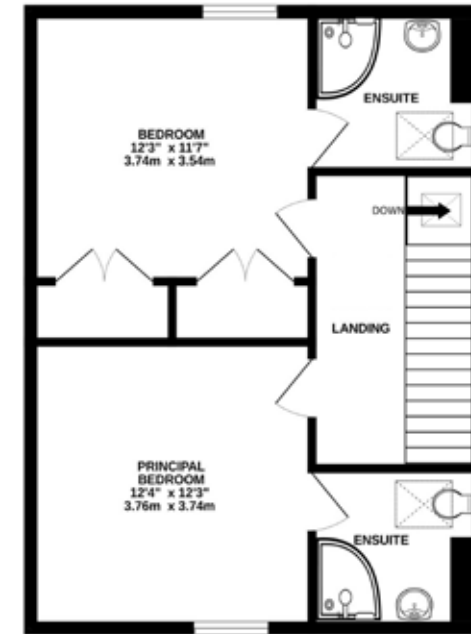
Gas Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - Varies depending on Network Provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile Availability
Broadband Available - Vendors use Virgin with a Download Speed of 1000 mbps
Norwich City Council - Council Tax Band D
Freehold



GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.

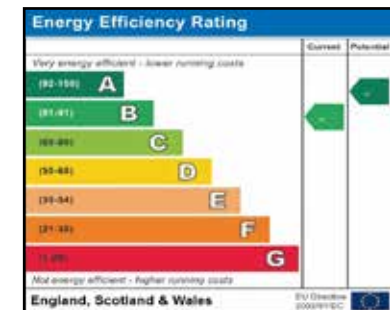


2ND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

TOTAL FLOOR AREA : 1575 sq.ft. (146.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

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