



THE STORY OF
16 Heigham Grove
Norwich, Norfolk

SOWERBYS



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16 Heigham Grove

Norwich, Norfolk
NR2 3DQ

Sought After Location

Tucked Away on a Quiet Road

Walking Distance to the City

Three Bedrooms

Dining Room

Conservatory

Huge Potential

Pretty Enclosed Garden

Off Street Parking

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Nestled in the heart of the highly desirable Heigham Grove, this charming three-bedroom detached home offers an enviable lifestyle just a short stroll from the city centre. Tucked away on a peaceful road, the property boasts off-street parking and beautifully landscaped gardens that frame the home with mature planting and seasonal colour.

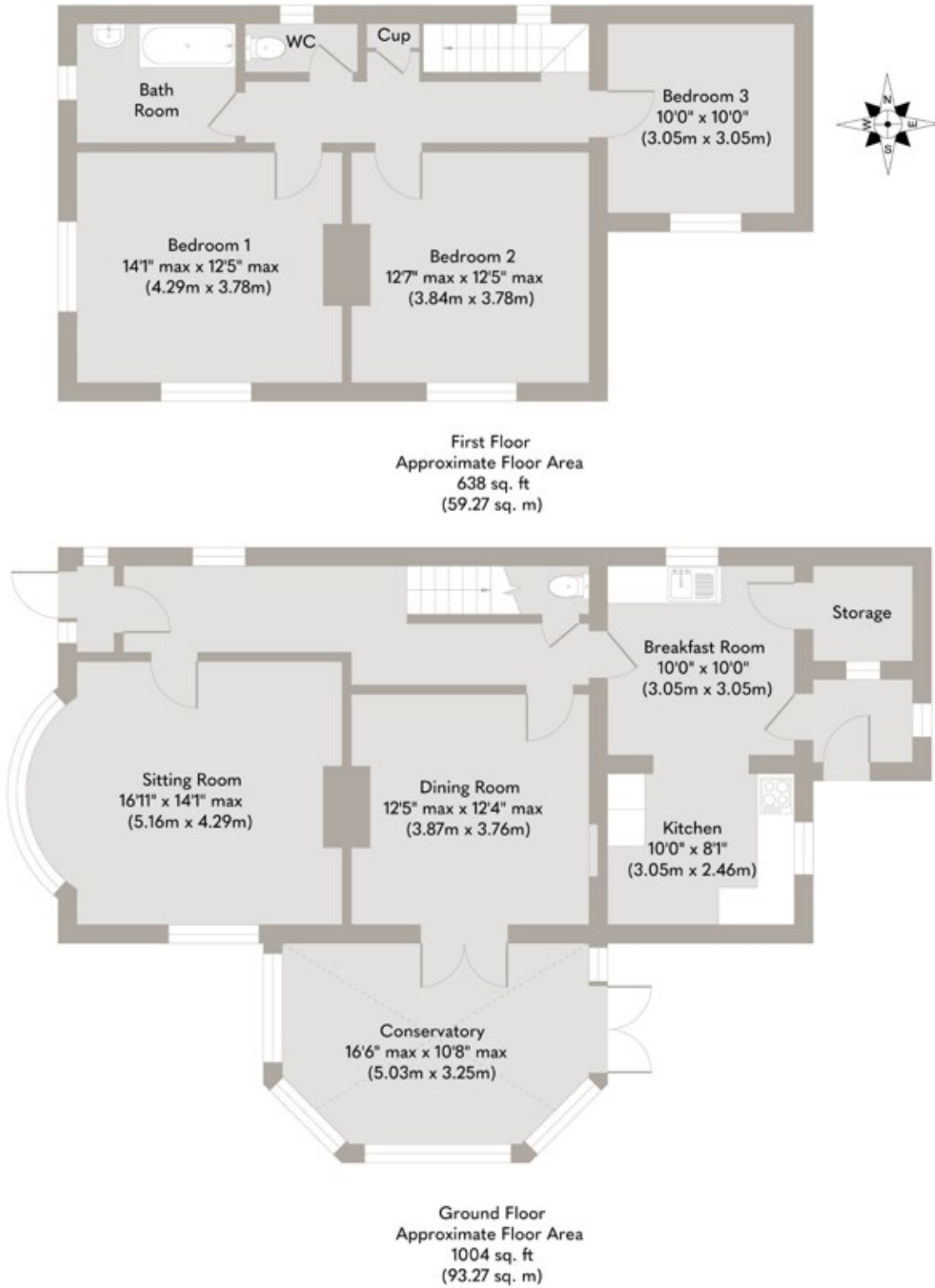
Inside, the accommodation is thoughtfully arranged across two floors, blending period character with everyday comfort. A welcoming entrance hall leads to a delightful dual-aspect sitting room, complete with a bay window and central fireplace - the perfect spot to relax or entertain. The central dining room features a brick fireplace and picture rail, offering a warm and sociable setting, while double doors open into a light-filled conservatory overlooking the garden.

At the rear, the kitchen/breakfast room provides generous space for casual dining, with an adjoining pantry and back hall adding practicality. Upstairs, the home continues to impress with three well-proportioned bedrooms, a family bathroom, and a separate cloakroom.

Outside, the rear garden offers a tranquil retreat, laid to lawn with established shrub borders and fine views of the Roman Catholic Cathedral - a rare and picturesque backdrop. Whether you're enjoying morning coffee in the conservatory or hosting summer gatherings in the garden, this home invites a relaxed, city-meets-country lifestyle.

With its sought-after location, spacious layout, and huge potential to personalise, this is a rare opportunity to secure a unique and characterful home in one of the city's most coveted neighbourhoods.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Norwich

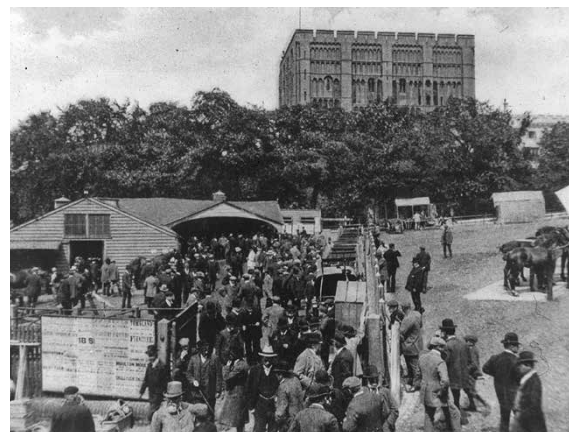
THE ANCIENT CAPITAL OF
OUR BELOVED COUNTY

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.



Note from Sowerbys



“A tranquil retreat with cathedral views, inviting a relaxed, city-meets-country lifestyle.”



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating with condensing boiler.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

D. Ref:- 0310-2386-0560-2795-0135

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///epic.gear.liability

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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