



75 Highland Road | | Norwich | NR2 3NW

£315,000

This beautifully presented terrace on Highland Road sits within Norwich's highly desirable Golden Triangle. Immaculately maintained and ready to move straight into, this home offers impressive living space and exceptional charm.

The welcoming lounge features a large front window that fills the room with natural light, complemented by a stylish fireplace with a wood burner. The spacious dining room includes handy under-stairs storage and flows into the well-equipped kitchen, which offers generous worktop space, built-in appliances, and a recently fitted boiler. Completing the ground floor is a modern shower room, also recently updated.

Upstairs, there are two good-sized bedrooms off the landing, with a modern bathroom accessed through the second bedroom. The standout feature is the stunning loft conversion—added just a few years ago—spanning over 30ft and bathed in natural light from two Velux windows. Perfect as a main bedroom, office, or studio, this space is truly versatile.

Outside, the private rear garden provides a patio seating area, artificial lawn, and mature borders.

Set in one of Norwich's most sought-after locations, this immaculate terrace combines modern living with period charm—early viewing is highly recommended.





TOTAL FLOOR AREA: 1206 sq ft (112.0 sq m) approx.
Note: these are approximate figures for general guidance only. Dimensions are given in feet and inches and may vary slightly from the actual dimensions of the property. The figures are given for general guidance only and should not be relied upon for legal purposes. For more information, please contact the agent.

Location

The golden-triangle is broadly a wedge-shaped area between Earlham and Newmarket Road and is considered one of the most sought-after areas in Norwich offering a great selection of amenities to include schooling, shops, cafes, restaurants and pubs. You are close by to the centre of Norwich with ease of access to Norwich train station, A47 southern bypass, A11 and the Norfolk & Norwich University Hospital and University of East Anglia.

Accommodation Comprises

Door to

Entrance Hall:

Front door to lounge.

Front Room: 12'6" x 11'5"

Door to front room, double glazed window to front aspect, radiator wood burner with exposed brick behind.

Dining Room: 11'5" x 11'2"

Door to stairs and kitchen. Double glazed window to rear aspect, radiator, fire place with exposed brick behind. Door to under stairs cupboard.

Kitchen 8'4" x 6'5"

Door to dining room, rear garden and downstairs wc. Combination boiler mounted to wall. Fitted units with work top over. Gas hob, oven, sink with drawer, upvote double glazed window to rear.

Utility Space

Space for washing machine with work top over.

Downstairs Bathroom

Walk in shower, Handf wash basin, low level wc, frosted double glazed window to rear aspect.

Bedroom Two 11'5" x 11'2"

UPVC double glazed window to rear, door to en-suite, radiator, deceptive fireplace, door to landing.

En-suite

Bath with shower overhead, tiled flooring, hand wash basin, low level wax, frosted double glazed window to rear aspect.

Bedroom Three 11'5" x 8'5"

Double glazed window to front aspect, radiator, deceptive fireplace. Door to hallway.

Bedroom One 30'4" x 10'0"

Two double glazed windows & two Velux. Radiator, stairs to hallway.

Outside Rear

Enclosed rear garden by panelled fencing. Wood decking leading to artificial grass area.

Outside Front

Small garden enclosed by walling with path to front door.

Tenure

Freehold

Local Authority

Norwich City Council, Tax Band B.

Utilities

Ultrafast full fibre broadband available. Mains water gas & electric.

Agency Note

Please note that two of the images included in this listing have been AI-generated for illustrative purposes. These images are intended to show the potential of the garden and the 30ft bedroom. All other photos accurately represent the current condition of the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council, Tax Band B.

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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