



**Heigham Grove
Norwich, NR2 3DQ**

Offers in the region of £565,000

claxtonbird
residential

Heigham Grove, Norwich, NR2 3DQ

Welcome to Heigham Grove, Norwich - a truly rare gem in a sought-after location! This delightful 1930's detached house, offers a perfect blend of character and modern living. As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The property boasts three charming bedrooms, providing ample space for a growing family or those in need of a home office. The light and airy ambiance throughout the house creates a welcoming atmosphere that is sure to make you feel right at home. Situated just a short stroll away from the vibrant city centre, you'll have easy access to all the amenities, shops, and entertainment options that Norwich has to offer. Whether you fancy a leisurely walk in the park or a night out on the town, this location has it all. Book a viewing today and envision the endless possibilities that this charming property on Heigham Grove has to offer.

Entrance Hall

Stained glass front door with side windows, stripped floorboards, radiator, stairs to the first floor with under stairs storage cupboard.

Sitting Room 15'10" x 11'10" (4.83m x 3.61m)

Delightful dual aspect room with box bay window to the front and French doors opening to the rear garden, feature fireplace with tiled hearth and inset and with shelving and storage to chimney recess, radiator.

Dining Room 11'10" x 11'10" (3.61m x 3.61m)

Stripped wooden floorboards, feature fireplace with tiled surround and hearth, picture rail, radiator and box bay window to the front.

Kitchen 11'6" x 9'10" (3.51m x 3.00m)

Fitted with a range of matching base and eye level units with work surfaces over and inset single drainer stainless steel sink unit, built in double electric oven and inset electric hob with extractor hood over, wall mounted gas central heating boiler, double aspect windows to the side and rear, walk in pantry stripped floor boards, radiator and door to the conservatory.

Conservatory 12'1" x 5' (3.68m x 1.52m)

Brick base and upvc construction, plumbing for automatic washing machine, door to the rear garden and door to:

W.C.

W.C.

First Floor Landing

Doors to all bedrooms, study and bathroom.

Bedroom One 15'10" x 11'10" (4.83m x 3.61m)

Spacious dual aspect room with double glazed windows to the front and side, feature fireplace with tiled surround, radiator.

Bedroom Two 11'10" x 11'10" (3.61m x 3.61m)

Spacious dual aspect room with double glazed windows to the front and side, feature fireplace with tiled surround, radiator.

Bedroom Three 10' x 8'3" (3.05m x 2.51m)

Radiator and double glazed window to the side.

Bathroom 7'1" x 6' (2.16m x 1.83m)

Modern white suite comprising of bath with mixer tap and shower over, vanity unit hand wash basin and W.C. Heated towel rail and double glazed window to the side, access to boarded loft with pull down ladder.

Study 5'9" x 4' (1.75m x 1.22m)

Double glazed window to the front.

Outside

To the front is a mature garden stocked with numerous plants and shrubs and with steps leading up to the property.

The landscaped and private rear garden is laid to a combination of a patio and a generous lawned space bordered by a range of mature shrub and tree borders with outstanding views of the Cathedral of St John the Baptist. There is also side gate access, a pond feature and a shed storage space with bike storage area.

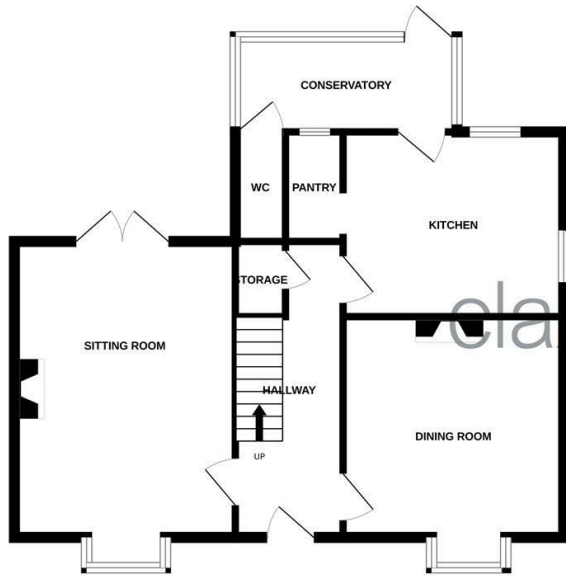
There is permit on street parking available outside and nearby.

Agents Note

Council Tax Band E



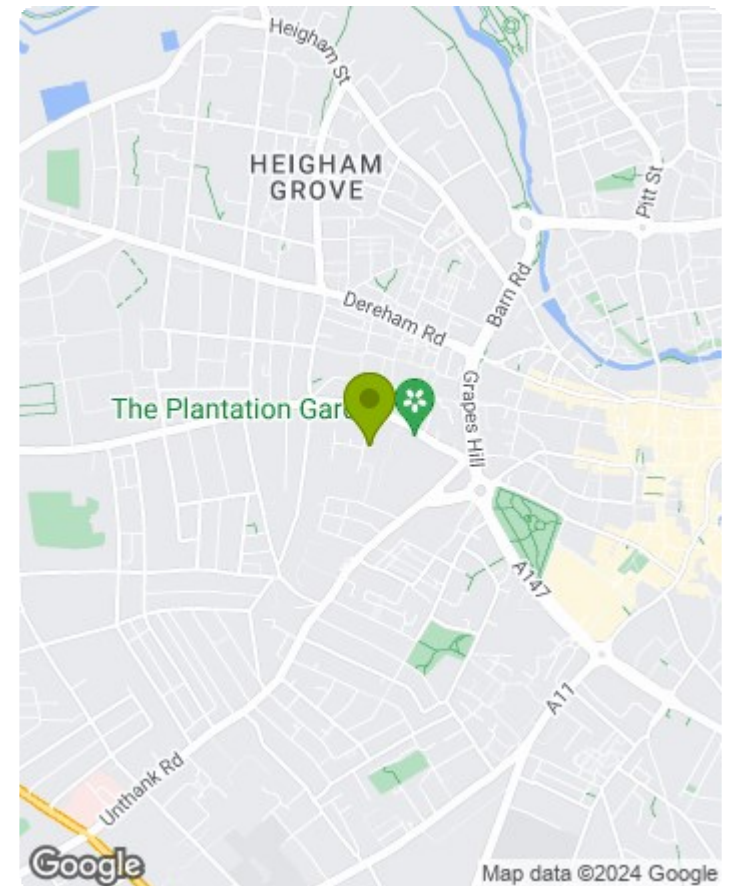
GROUND FLOOR



1ST FLOOR



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.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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