



**Heigham Grove**  
**Norwich, NR2 3DQ**  
**Guide Price £575,000**

**claxtonbird**  
residential

## Heigham Grove, Norwich, NR2 3DQ

This charming 1930s detached house, nestled in a highly desirable cul de sac location, perfectly blends period charm with modern conveniences. Upon entering, you are welcomed by two spacious reception rooms, boasting feature fireplaces and box bay windows, flooding the space with natural light. Completing the ground floor accommodation is the well-appointed kitchen with ample space for a dining seating area, a convenient cloakroom and a comfortable conservatory leading out to the garden. As you step out into the garden, you are greeted by outstanding views of the Cathedral of St John the Baptist, making it a relaxing space to enjoy during the warmer months. Throughout this property, there is an airy ambience that creates an inviting environment, making you feel immediately at home. Upstairs, there are three comfortable bedrooms, providing ample space for a growing family or to serve as a home office/guest accommodation. Located just a short stroll from the vibrant city centre, this home offers easy access to an array of amenities, including shops, cafés, and lively entertainment options. Whether you prefer a leisurely walk in nearby Eaton Park or a night out exploring Norwich's cultural scene, this location truly has it all.

### Entrance Hall

Stained glass entrance door with side windows, stairs to first floor, under-stairs storage cupboard, stripped wooden floor and radiator.

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

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

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

Box bay window to front aspect, feature fireplace with tiled surround and hearth, picture rail, stripped wooden floor and radiator.

### 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, inset single drainer stainless steel sink unit, built-in double electric oven with inset electric hob and extractor hood over, wall mounted gas central heating combi boiler, walk-in pantry, stripped wooden floor, radiator, dual aspect windows to the side and rear, and door to the conservatory.

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

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

### Cloakroom

WC.

### First Floor Landing

Doors to all first floor rooms.

### 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 and radiator.

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

Spacious dual aspect room with double glazed window to the front and original stained glass window to the side, feature fireplace with tiled surround and radiator.

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

Double glazed window to side aspect and radiator.

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

Modern white suite comprising bath with mixer tap and shower over, wash hand basin set in vanity unit, WC, loft access with pull down ladder, heated towel rail, access to boarded loft with pull down ladder and double glazed window to side aspect.

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

Double glazed window to front aspect.

### Front Garden

Set back from the road, the mature garden is stocked with numerous plants and shrubs and has steps leading up to the entrance door. There is permit on-street parking available outside and nearby.

### Rear Garden

Private and landscaped garden offering outstanding views of the Cathedral of St John the Baptist, laid to both patio and lawn, with a range of mature shrubs and tree borders, pond feature, side access gate and shed with bike storage area.

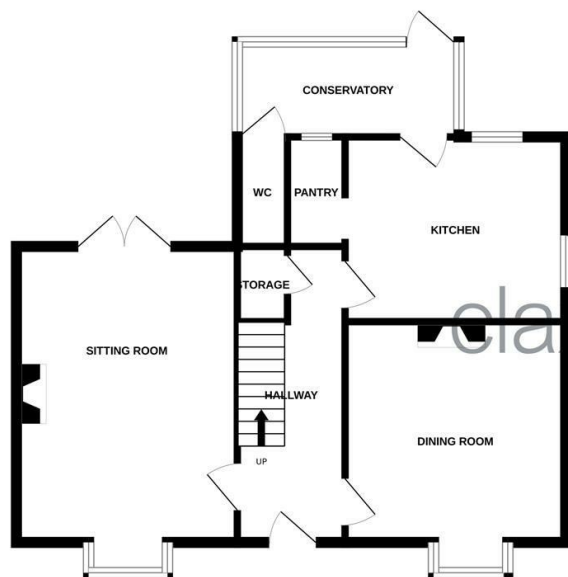
### Agents Note

Council Tax Band E

EPC Rating C



GROUND FLOOR

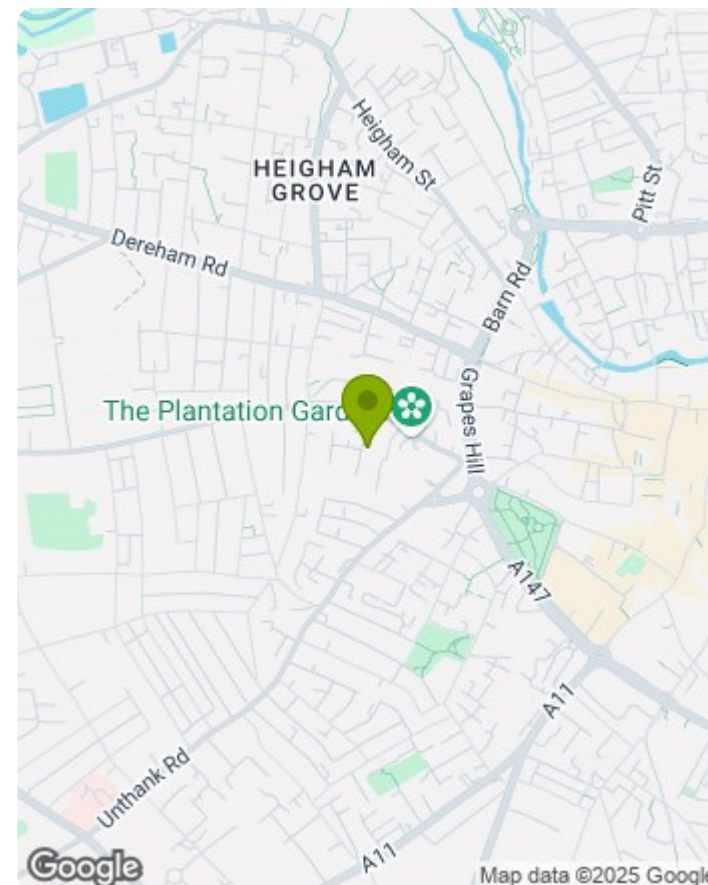


1ST FLOOR



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                                   |                         |                         |
| (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 | EU Directive 2002/91/EC |

Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential               |
|-----------------------------------------------------------------|-------------------------|-------------------------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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