

29 Rowton Heath
Dussindale
Norwich
NR7 0NT



ATTIK
CITY | COUNTRY | COAST

29 Rowton Heath

Asking Price £280,000

The immaculate family home in a great location...

Tucked away at the end of a peaceful cul-de-sac in the ever-popular Dussindale development, 29 Rowton Heath presents a delightful opportunity to acquire a beautifully upgraded three-bedroom detached home. Enjoying a wonderfully quiet position on the edge of this well-established residential area, the property is perfectly placed for families and professionals alike, offering excellent access to local amenities and just a short drive from the vibrant heart of Norwich.

As you approach the property, a sense of tranquility sets in. There's off-road parking in front of the integral garage, and while the current owners have a charming shepherd's hut on site (which is available by separate negotiation, or will be taken with them), there has previously been outline planning permission granted for a detached garage, should the new owner wish to explore further potential.

Step inside and you're greeted by a welcoming hallway which leads directly into a generously sized sitting room, bathed in natural light through a large front-facing window. The kitchen/dining room is a real highlight — tastefully renovated with stylish flooring, sleek cabinetry, integrated appliances including dishwasher, electric oven and gas hob, and clever lighting under the units for a modern touch. A dining area adjoins the kitchen, flowing seamlessly into an impressive utility extension — a bright and practical addition complete with plumbing for a sink, additional appliance space, skylight, and direct access to the rear garden.

Upstairs, the home continues to impress. The principal bedroom enjoys a calm and airy aspect with two windows, space for a dressing table, and a contemporary en suite shower room. Two further bedrooms offer flexibility — one currently serving as a home office — while the family bathroom is smartly appointed, with a heated towel rail and crisp modern finish.

Outside, the rear garden offers a private and secure space for relaxing or entertaining, with multiple access points from the house, and handy outbuildings that add to the practicality of the space. The rear outlook is especially pleasing, with no properties directly behind, enhancing the sense of seclusion.

All of this is just a short hop from the bustling city of Norwich — a city rich in history, culture, and independent spirit, offering excellent schools, rail links to London, and access to the Norfolk Broads and coast. Dussindale itself is a sought-after residential area with its own amenities and a strong community feel.

29 Rowton Heath is more than just a house — it's a warm, welcoming home in a superb location.

Agents notes...

A pre-recorded walkaround tour is available for this property

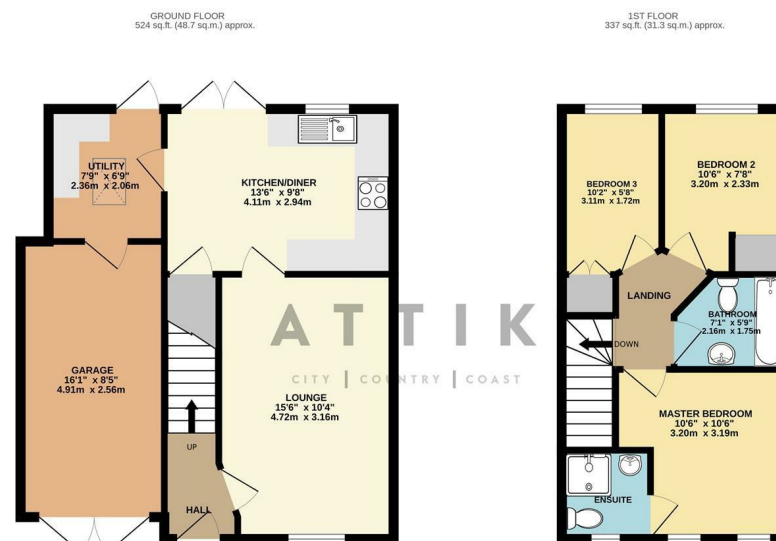
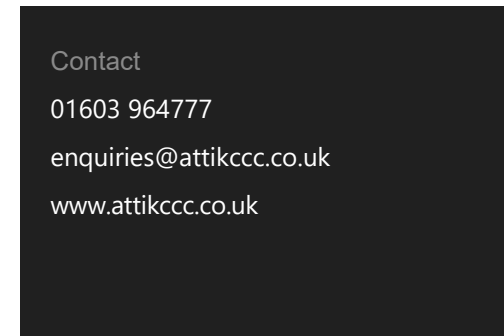
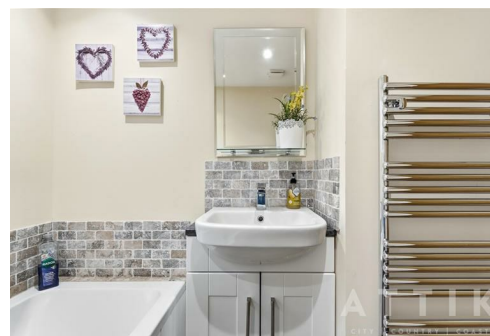
The combi boiler was replaced 3 years ago.

Local Authority

Broadland

Council Tax Band C

EPC Rating C



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 is given as to their operability or efficiency can be given.

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