



15 Heigham Grove  
Norwich, Norfolk, NR2 3DQ

**BROWN & CO**



# 15 Heigham Grove, Norwich, Norfolk, NR2 3DQ

Detached four-bedroom house beautifully positioned towards the end of a desirable street, close to the city centre.

Acreage – 0.14 acres (stms)

£750,000



## DESCRIPTION

No. 15 Heigham Grove stands elevated above a wonderfully charming street in one of Norwich's most sought-after districts. The house dates to 1936, being constructed of cavity brick construction under a tiled roof, enjoying well-arranged accommodation on two floors together with a useful garage and a superb garden with many points of interest.

The house is approached off Heigham Grove onto a sloping pathway which flows up to the house with the well-stocked front gardens in view. The ground floor rooms work very well, being accessed at the front into a spacious reception hall with shoes and coat storage, a cloakroom, and the staircase to the first floor.

Around 2009 the house was subject to a vast renovation by the previous owners with works commissioned to the hall, kitchen area and a super extension at the rear providing the house with a ground floor bedroom, en-suite shower room, pantry, and utility room. The kitchen, downstairs bedroom and downstairs en-suite are supported by underfloor heating.

The hall enjoys access to the principal rooms and comprises a delightful dual aspect sitting room with log burner, dining room and the kitchen breakfast room. These three rooms all link superbly with one another and can be closed off via double doors from the sitting room and dining room to enjoy a more intimate feel.

The first-floor benefits from three double bedrooms and a family bathroom positioned off the main landing.

The gardens act as a major feature of the house and are wonderfully private and shielded from neighbouring properties. The front gardens enjoy a range of well stocked shrubs and flower borders with the single garage being positioned in the front bank and accessed from Heigham Grove itself.

A gate leads through from the front gardens into the southerly side gardens and flows round to the east all being enclosed by panel fencing, there are a super range of seating areas, together with a terrace positioned off the kitchen. The rear gardens are incredibly well stocked with plants, shrubs and young trees.

The whole is an exciting opportunity for a wide variety of buyers keen to live in a special place, within striking distance of all the amenities Norwich has to offer.

Services – Mains water, mains drainage, mains electricity, mains gas central heating.

Local Authority - Norwich City Council: Band E.

## LOCATION

Heigham Grove is situated off Earlham Road, close to the Roman Catholic Cathedral and within walking distance of the centre of the city with all its shopping and transport facilities and within easy reach of the outer ring road.

## DIRECTIONS

From the Roman Catholic Cathedral proceed along Earlham Road and turn left into Heigham Grove. Follow towards the end of the road and the property will be seen on the left.

## AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

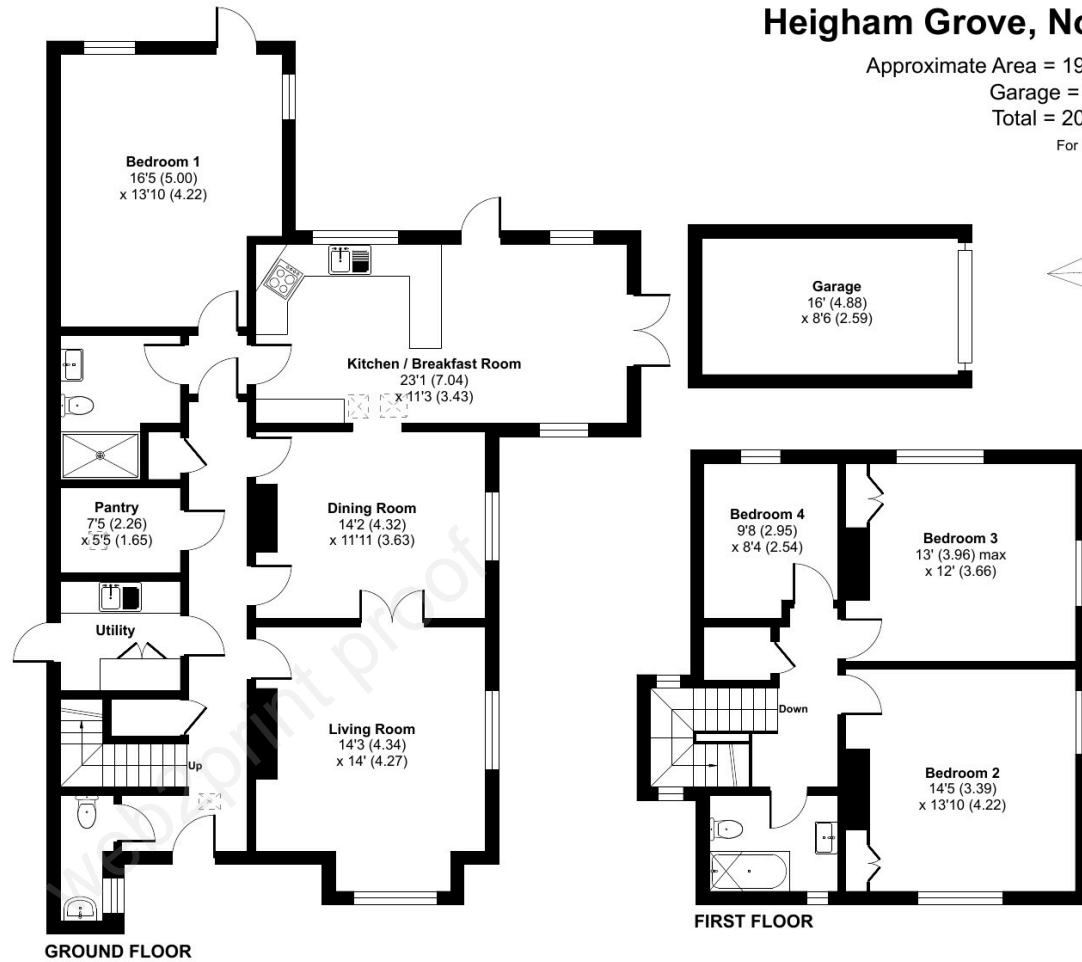






# Heigham Grove, Norwich, NR2

Approximate Area = 1933 sq ft / 179.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 2069 sq ft / 192.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Brown & Co. REF: 1111298

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