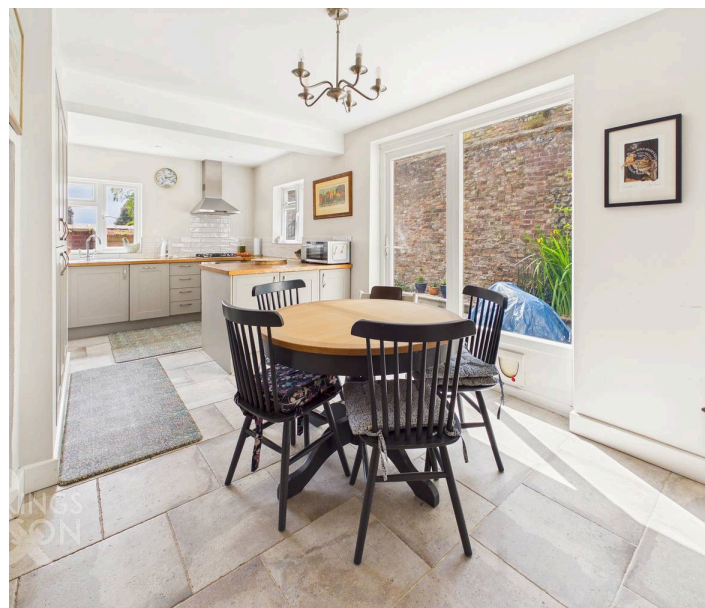
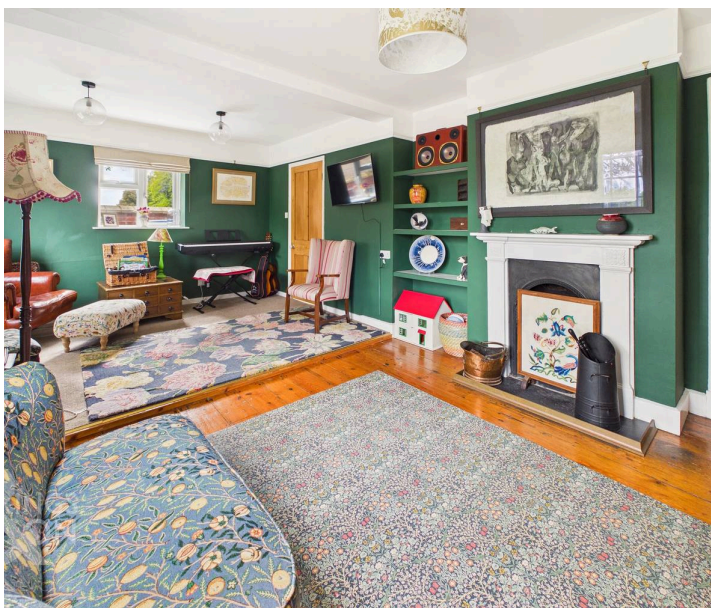




Heathside Road, Norwich - NR1 1TH

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Heathside Road

Norwich

This beautifully presented SEMI-DETACHED FAMILY HOME is perfectly positioned within WALKING DISTANCE TO THE CITY CENTRE, enjoying a prominent ELEVATED POSITIONING. The property has been sympathetically UPDATED and IMPROVED while retaining its ORIGINAL CHARACTER FEATURES throughout. The heart of the home is a stunning 20' DUAL ASPECT SITTING ROOM, flooded with natural light and ideal for relaxing or entertaining. Flowing seamlessly from the sitting room, the HIGH SPECIFICATION 20' open plan KITCHEN & DINING ROOM creates a versatile space for family gatherings and culinary adventures, boasting INTEGRATED APPLIANCES and EXTENSIVE STORAGE with a practical PANTRY STORE that conveniently opens to a GROUND FLOOR SHOWER ROOM. Upstairs, FOUR BEDROOMS open from the landing, providing flexible accommodation for families or guests. The modernised three piece FAMILY BATHROOM includes a shower over the bath, ensuring daily routines are a pleasure. Stepping outside, DRIVEWAY PARKING is available for multiple vehicles further benefitting from a DETACHED GARAGE.

To the rear, the PRIVATE and FULLY ENCLOSED courtyard GARDEN offers LOW MAINTENANCE and boasts a raised GARDEN TERRACE enjoying FAR REACHING VIEWS.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully Presented Semi-Detached Family Home
- Original Character Features Throughout
- 20' Dual Aspect Sitting Room
- 20' Open Plan High Specification Kitchen & Dining Room
- Four Bedrooms Opening From The Landing
- Ground Floor Shower Room & Family Bathroom
- Private & Enclosed Courtyard Garden With Garden Terrace Enjoying Far Reaching Views
- Elevated Positioning With Driveway Parking & Detached Garage

Located on the eastern fringes of Norwich City Centre providing an urban retreat, but far enough away from the hustle and bustle, but within convenient walking distance to the train station, football ground, train station and Riverside complex. pubs, cafes, restaurants, cinema and bars can be found along with a fantastic shopping outlet. Easy access to main road links can be found in particular the A11 and A47.



With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College, and within the catchment area for Wymondham and Long Stratton schools.

SETTING THE SCENE

Set far back and elevated from the road, the property features a detached garage at the front accessed via an up-and-over door, with a shingle driveway leading up to the home. The driveway is bordered by a mature front garden, which is predominantly laid to a well maintained lawn with raised beds. The main entrance can be found at the front of the property, sheltered under an open porch.

THE GRAND TOUR

Heading inside, the entrance hall features stairs rising to the first floor and flows seamlessly into all ground floor living accommodation. You are initially welcomed into the impressive 20' sitting room, enjoying a bright dual aspect. This inviting space features wood flooring underfoot, a charming original open fireplace and alcoves that have been cleverly utilised for fitted shelving, all while offering plenty of flexibility for various furniture layouts. Adjacent and accessed via two separate doorways, the true heart of the home is the 20' kitchen and dining room, which also benefits from a dual aspect. Flooded with natural light, the room features tiled flooring underfoot and an extensive range of base units topped with generous wrap around worktops for food preparation complemented by tiled splashbacks for ease of maintenance. The kitchen comes equipped with high specification integrated appliances, including a 'Neff' oven, a four burner gas hob with a fitted extractor overhead. There is ample space for a formal dining table, with a glass door leading directly out to the garden. This room further benefits from integrated under stairs storage, perfect for coats and shoes, which flows through to a pantry cupboard/ storage room with further fitted cabinetry.

From here, a door leads to the ground floor three piece shower room, complete with a glass enclosed cubicle, tiled flooring, a Velux window overhead and a large wall mounted heated towel rail.

Ascending the stairs to the carpeted first floor landing, solid wood doors open to four bedrooms. Immediately to the left, the main bedroom enjoys a front facing aspect, offering ample room for a double bed, integrated storage and access to the loft space above. The second double bedroom boasts a bright dual aspect, ensuring plenty of natural light, while the remaining two bedrooms overlook the rear. All bedrooms are served by a modernised three piece family bathroom, featuring a P-shaped bath with a shower over and a glass splashback, floor-to-ceiling tiling, vanity storage below the sink and a further wall mounted heated towel rail.

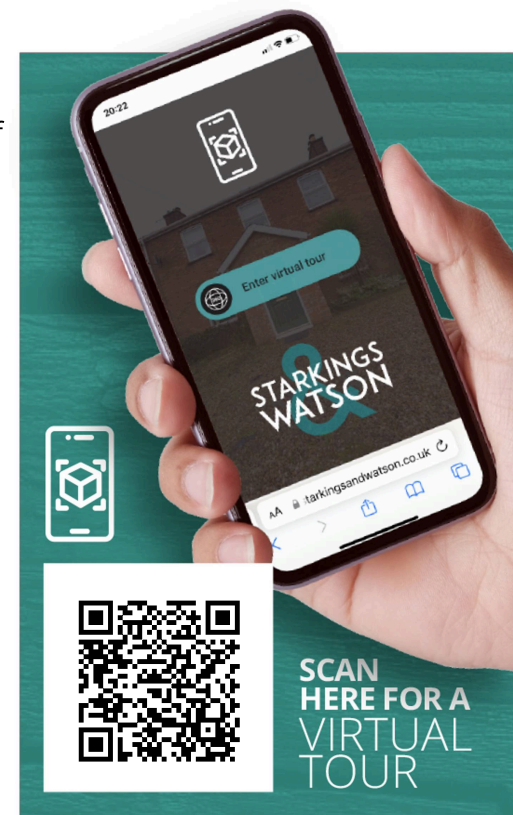
FIND US

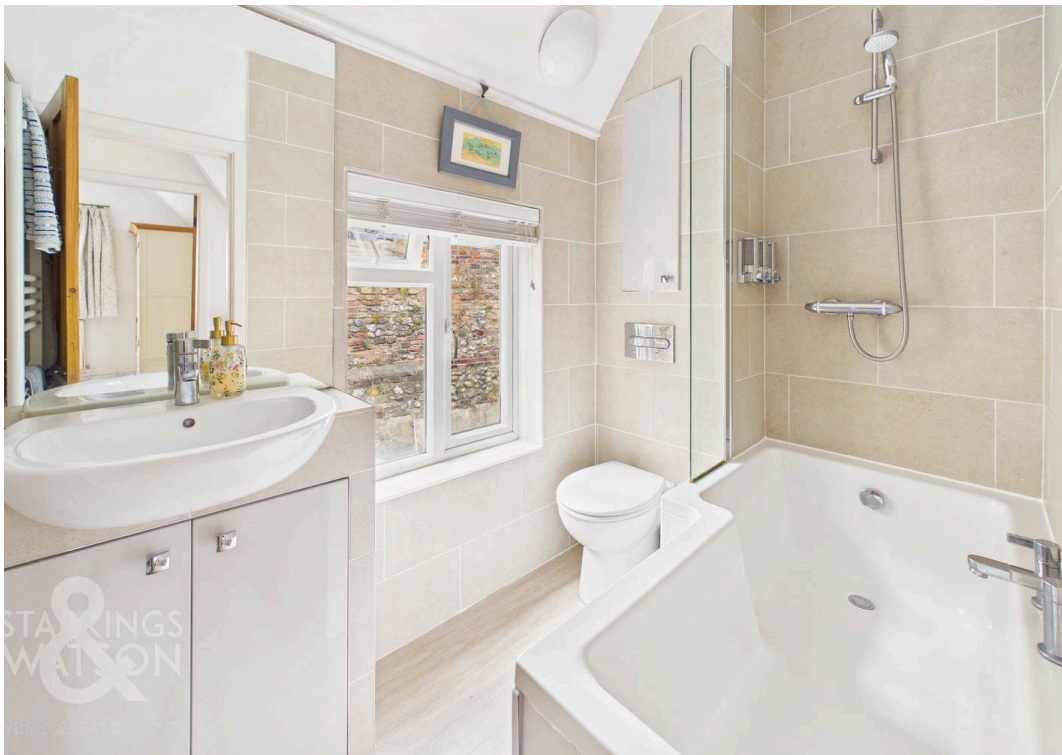
Postcode : NR1 1TH

What3Words : ///ropes.asleep.bids

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.







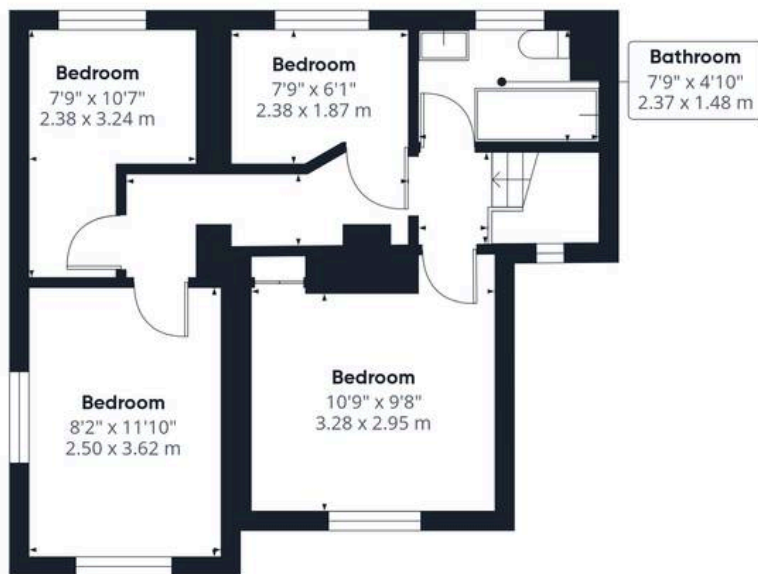
THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden offers a low maintenance, featuring a substantial patio space that wraps around the side and rear boundaries. A wooden latch and brace gate provides convenient access back to the front of the home, while a raised wooden border is home to a selection of bedding plants and shrubs. A true highlight of the outdoor space is a stunning wrought iron spiral staircase that leads up to an elevated garden terrace. This unique area is ideal for outdoor furniture, creating the perfect spot to relax or entertain in the warmer weather while enjoying spectacular, far reaching views across the surrounding green space. There is also a pretty terrace on top of the garage.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

932 ft²

86.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.