



58A Heath Road | | Norwich | NR3 1JW

£170,000

Gilson Bailey are delighted to offer this charming detached period home located within easy reach of Norwich city centre. Beautifully combining period charm with contemporary style, the home has been thoughtfully maintained and finished throughout.

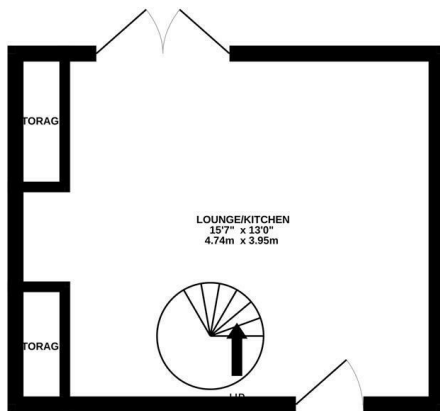
The property features a double bedroom and a stylish, modern bathroom, providing comfortable and well-appointed living accommodation. At the heart of the home is a bright open-plan kitchen, dining, and living area, creating a welcoming and versatile space that's perfect for both everyday living and entertaining.

Offered with no onward chain, this property is ideal for buyers looking for a smooth and straightforward purchase. Its highly desirable location provides excellent access to Norwich city centre, with a fantastic selection of shops, restaurants, leisure facilities, and transport links all within easy reach.

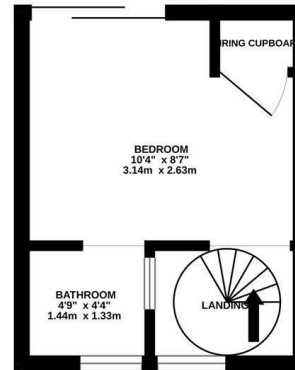
Blending timeless character with modern convenience in a sought-after setting, this unique detached home is an exceptional opportunity that is sure to appeal to a wide range of buyers.



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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Location

The popular NR3 area of Norwich provides a good range of local amenities to include schooling, shops, supermarkets, pubs and restaurants. There are good public transport links to and from the city centre with ease of access to the Norwich Ring Road and NDR.

Accommodation Comprises

Kitchen/Lounge 12'11" x 15'5"

A beautifully presented open-plan living space featuring a range of fitted wall and base units with laminate work surfaces and a breakfast bar. The kitchen is equipped with an integrated electric oven, induction hob with extractor hood above, an inset stainless steel sink with mixer tap and drainer, as well as an integrated fridge and washing machine. The room benefits from two uPVC double glazed windows to the side aspect and uPVC double glazed French doors opening onto the rear patio. Additional features include a bespoke fitted wooden shelving unit, luxury vinyl tile (LVT) flooring, and a tiled area with underfloor heating. Character features have been carefully retained, including an ornate fireplace with a tiled hearth, decorative tiled and cast iron inset, and an iron surround. The room also offers two built-in storage cupboards, a striking wrought iron spiral staircase leading to the first floor, and a part-obscure glazed composite entrance.

Double Bedroom 7'7" x 10'2"

Double bedroom featuring a large frosted double glazed sliding door opening onto a Juliet balcony. The room also benefits from two obscure uPVC double glazed windows to the side and front aspects, an airing cupboard, and LVT flooring throughout.

Bathroom

Fitted with a corner shower enclosure featuring dual rainfall and handheld shower heads, stylish splashback panelling, and a folding glass shower door. The suite also includes a wall-mounted wash hand basin with matching splashback and a low-level WC. Further benefits include LVT flooring, an extractor fan, and an obscure uPVC double glazed window to the front aspect.

Outside

The property enjoys a private, south-facing courtyard garden, designed for low-maintenance outdoor living with a paved patio, slate shingle, and attractive shrub borders. A gated entrance provides convenient access to the front of the property. In addition, there is a separate enclosed patio area accessed directly from the open-plan kitchen/living space.

Local Authority

Norwich City Council - Tax Band A

Tenure

Freehold

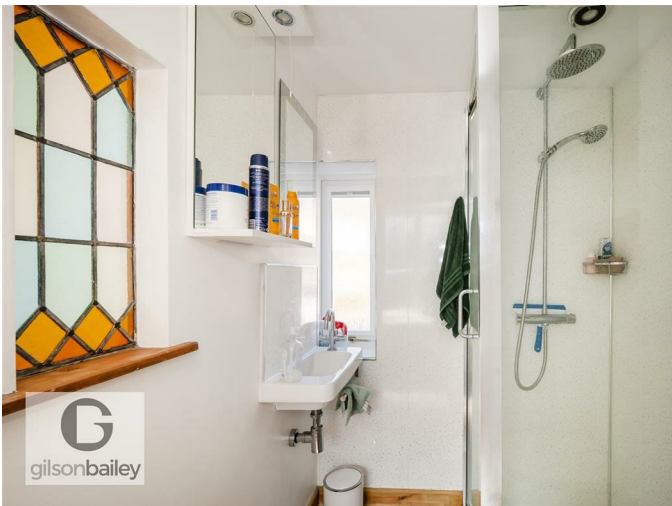
Utilities

Ultra fast broadband available.


Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Norwich City Council - Tax Band A

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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