



Highland Road, Norwich - NR2 3NN

**STARKINGS
& WATSON**

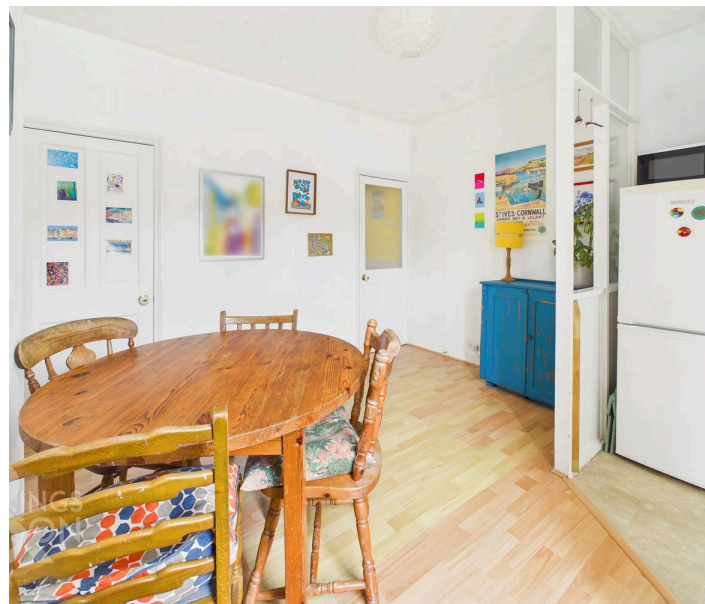
HYBRID ESTATE AGENTS



Highland Road

Norwich

Found in a SOUGHT AFTER CITY LOCATION, this charming MID-TERRACE HOUSE offers a perfect blend of comfort and convenience just a short walk from the BUSTLING HEART OF NORWICH CITY CENTRE. Step inside to discover a welcoming ENTRANCE PORCH that leads to SEPARATE SITTING AND DINING ROOMS, providing versatile spaces for relaxation and entertaining both set upon solid wooden flooring. The KITCHEN features AMPLE CABINETRY and generous WORK TOP SPACE, making meal preparation a breeze and offering plenty of room for storage. Upstairs, THREE WELL-PROPORTIONED BEDROOMS await, each enhanced by NEWLY FITTED uPVC DOUBLE GLAZED WINDOWS, ensuring a bright and energy-efficient environment. The MODERN THREE PIECE FAMILY BATHROOM SUITE boasts contemporary finishes and thoughtful design, perfect for busy mornings or unwinding at the end of the day. Externally, the home boasts a lawn garden with colourful planting beds and a timber storage shed. With its flexible layout and stylish interiors, this property is an IDEAL FIRST TIME BUY or a smart INVESTMENT PURCHASE, offering immediate comfort and long-term value.



Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Mid-Terrace House In A Sought After City Location
- Separate Sitting & Dining Rooms
- Kitchen With Ample Cabinetry & Work Top Space
- Modern Three Piece Family Bathroom Suite
- Three Bedrooms With Newly Fitted uPVC Double Glazed Windows
- Bisected Rear Garden With Open Lawn Space & Timber Storage Shed
- Within Walking Distance To Eaton Park & The Bustling Heart Of Norwich City Centre
- Ideal First Time Buy Or Investment Purchase

Located in the heart of Norwich City Centre to provide an urban retreat, whilst being far enough away from the hustle and bustle, but within convenient walking distance to the main shopping district, city college, train station and Riverside complex. A number of pubs, cafes, restaurants, cinema and bars can be found along with fantastic shopping outlets. With close proximity to the beautiful Eaton park which connects through to open access green space at the university including a lake and woodland. Easy access to main road links can be found, in particular the A11 and A47



SETTING THE SCENE

The property can be found set back from the street where a low level brick wall gives way to a low maintenance frontage and porch entrance.

THE GRAND TOUR

Once inside, the porch entrance creates the ideal space to hang coats and slip off shoes before heading into the remainder of the home where a glass panel door allows for additional borrowed light to enter the sitting room. Each the sitting room and dining room sat beyond are set upon solid wooden flooring with large uPVC double glazed windows allowing natural light to fill the room. A bright and neutral décor creates for a welcoming setting with a reclaimed period fireplace and newly laid hearth being the centrepiece of the room. Sat just beyond the stairs for the first floor is the separate dining room with each space offering a versatile approach to use or soft furnishings, while the space benefits from the addition of a handy under the stair storage cupboard. The living accommodation then flows seamlessly into the kitchen where a mixture of wall and base mounted cabinetry are on offer with tiled splashbacks and ample room for freestanding white goods and appliances with access door taking you directly into the rear garden. To the very rear of the home, a modern family bathroom suite comprises a predominantly tile surround, handy vanity storage and shower head mounted over the bath.

Three bedrooms can be found to the first floor which each of the larger double bedrooms coming either side of the stairs, both of which being more than capable of hosting a double bed with additional soft furnishings, whilst the smaller bedroom sits just off to the rear of the home where the gas central heating boiler can also be found, with each of the bedrooms upstairs benefiting from newly fitted uPVC double glazed windows.

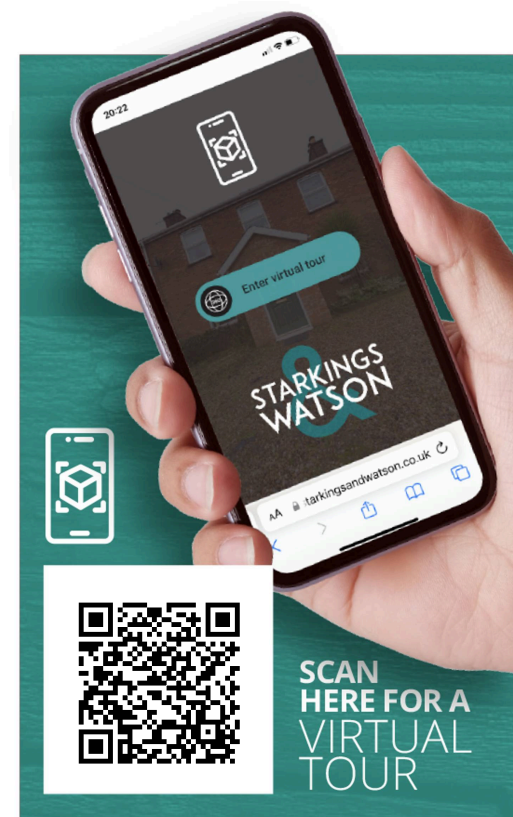
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VIRTUAL TOUR

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







THE GREAT OUTDOORS

The rear garden is partly bisected much like many within the area of this period where a lawn garden gives way to colourful planting beds creating a vibrant setting, patio seating area and large timber storage shed making this the ideal space to sit and enjoy the warmer months.





Approximate total area⁽¹⁾

730 ft²
67.7 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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