

House - Terraced

# 70 HEIGHAM ROAD, NORWICH, NR2 3AU

Offers In The Region Of  
**£325,000**

## FEATURES

- Terrace House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom and Seperate w.c
- Cellar
- Enclosed Rear Garden
- Off Road Parking



FREEHOLD



# 3 Bedroom House - Terraced located in Norwich

Situated on Heigham Road in the vibrant city of Norwich, this charming terraced house offers a delightful blend of comfort and practicality. The property features two inviting reception rooms, perfect for both relaxation and entertaining. The spacious lounge and dining area create a warm atmosphere, while the separate reception room provides additional space for family gatherings or a quiet study.

The heart of the home is undoubtedly the generous 19-foot kitchen, which is well-equipped and designed for culinary enthusiasts. The ground floor also boasts a separate W.C. and on the first floor there is a refitted bathroom, ensuring convenience for residents and guests alike.

Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. The enclosed rear garden is a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding in a private setting.

This property is perfect for families or professionals seeking a comfortable home in a desirable location. With its blend of traditional charm and modern amenities, this terraced house on Heigham Road is a wonderful opportunity not to be missed so call now to view 01603 338433.

## Entrance Hall

With front entrance door, stairs to the first floor, radiator, Acanthus Leaf coving, doors leading to the Cellar, Reception Room, Lounge, Cloakroom and Kitchen.

## Dining Room/Reception Room

With double glazed window to the front aspect, Acanthus Leaf coving, exposed wooden floorboard and radiator.

## Cloakroom

With low level w.c.

## Cellar

With light.

## Kitchen

Fitted with a range of wall, base and drawer units, tiled splash backs, stainless steel sink unit, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, electric oven, gas hob and extractor over, window to the rear aspect, wall mounted boiler, Acanthus Leaf coving and opening leading to the Lounge/Dining Room.

## Lounge/Dining Room

With feature fireplace, doors leading to the rear garden, feature ceiling rose, Acanthus Leaf coving and radiator.

## Landing

With doors to all rooms, loft access (the loft has two Velux style windows, power and light and mainly boarded) and radiator.

## Bedroom 1

With a window to the rear aspect and radiator.

## Bedroom 2

With radiator and window to the front aspect.

### Bedroom 3

With window to the rear aspect and radiator.

### Bathroom

Refitted with a three piece suite comprising of panelled bath with shower over, low level w.c, hand wash basin, heated towel rail and window to the front aspect.

### Outside

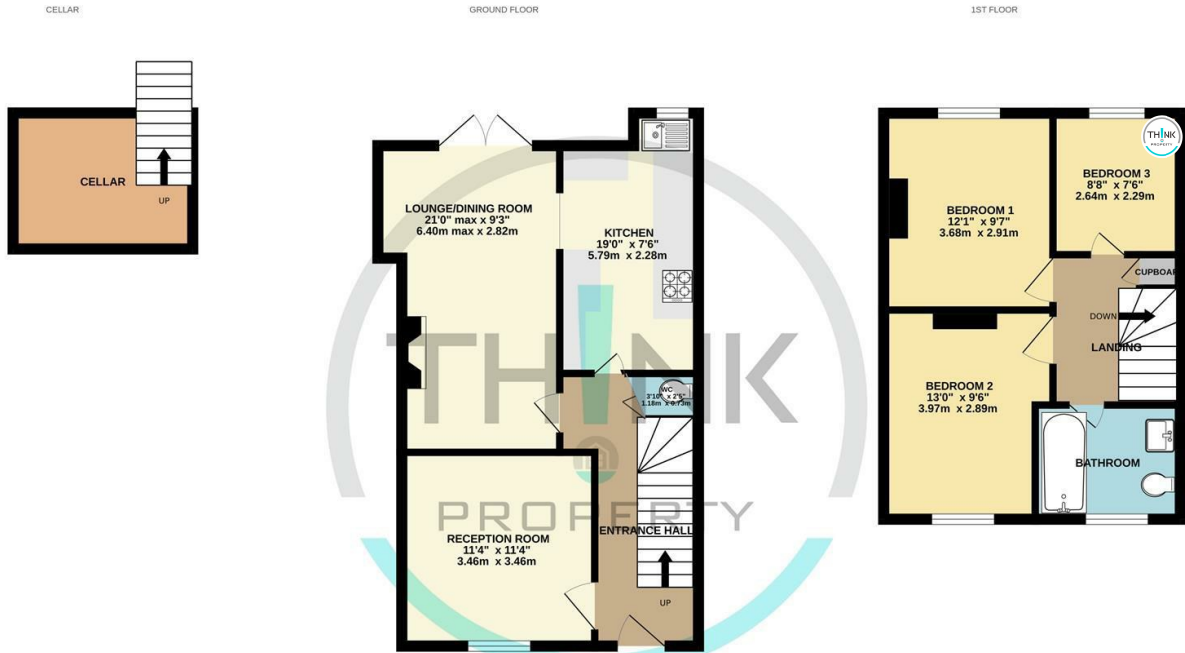
The property is approached by a shingle driveway providing off road parking for two cars. The rear garden features a storage shed, patio area and all enclosed by timber fencing with side access gate.



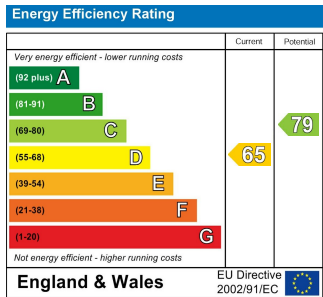
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**01603 338433**

[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)  
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