

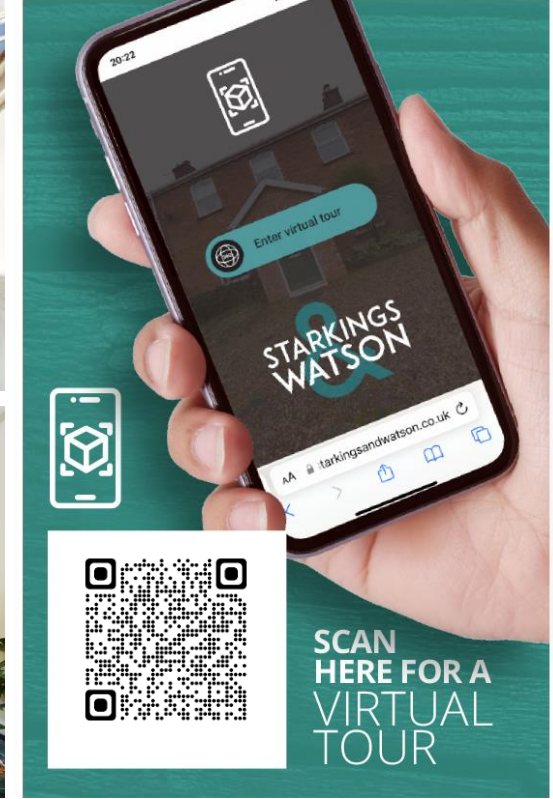
HEIGHAM GROVE

Norwich NR2 3DQ

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Favoured NR2 Location
- Mid-Terrace Home & Permit Parking
- Front & Rear Gardens
- Two Reception Rooms
- Bespoke Kitchen with Honed Granite Surfaces
- Three Bedrooms
- Storage Cellar
- Split Level Loft Room

IN SUMMARY

Situated in a HIGHLY DESIRABLE NR2 location, this IMMACULATE and CHARACTERFUL terrace home extends close to 1500 Sq. ft (stms), with a CELLAR and large LOFT AREA. In recent years the property has UNDERGONE EXTENSIVE WORKS including re-roofing, re-wiring and a new central heating boiler. DRESSED TO IMPRESS both internally and externally, complementing the REGENCY STYLE, attention to detail has been paid to every area of the property - from HIGH SPECIFICATION FITTINGS to bespoke handcrafted SASH WINDOWS. The accommodation is FLEXIBLE, with the rear COURTYARD offering a PRETTY ENTRANCE, leading to the DINING ROOM which is centred on a FOCAL FIRE PLACE, whilst being open plan to the HAND CRAFTED KITCHEN which is adorned with HONED GRANITE work-surfaces for a simply STUNNING FINISH. The cloakroom and inner hall can be found, with access to the CELLAR and SITTING ROOM - featuring a SASH WINDOW and internal SHUTTERS to rear. Upstairs, THREE BEDROOMS and the SHOWER ROOM lead off.

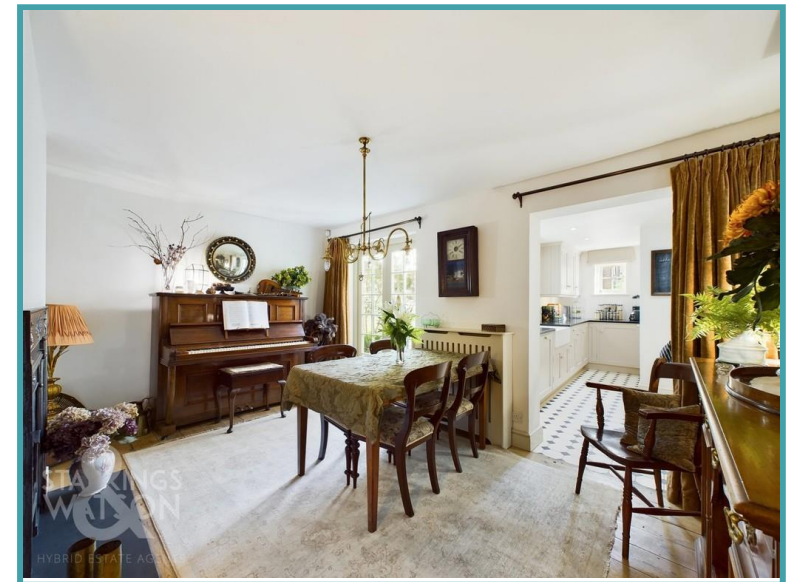
SETTING THE SCENE

From Heigham Grove, a gate opens up to a small courtyard which has been planted to create a wonderful

warm and inviting feel, with pamment tiling under foot. Painted walls and space for potted plants ensure the space feels open and allows natural light into the French doors. The original front access of the loka leads into the gated garden, but from a practical point of view the rear access is easier for everyday use, with permit parking on the road.

THE GRAND TOUR

Heading into the dining room via the French doors, you can immediately feel the character and inviting interior drawing you in. This open plan space flows seamlessly into the kitchen, allowing for ample space to dine and entertain, mixing soft furnishings and a formal dining table. A feature fire place creates a focal point to the room, with stripped wood flooring under foot. Heading into the kitchen you will find the bespoke hand crafted range of units, adorned with the honed granite work surfaces for a striking matt finish. The twin butler sink compliments the look, with space for a Range style gas cooker. An integrated dishwasher, fridge/freezer and washing machine can be found within. High ceilings have been finished with tall cupboards and recessed spotlights, whilst a door leads to the W.C with a built-in utility cupboard housing heating and electric controls. A water softener can also be found tucked away. Heading into the hall entrance, a door leads to the garden, cellar and sitting room. The sitting room has a grand but cosy feeling, with a sash window and internal shutters overlooking the garden, along with a feature fire place and stripped wood flooring. The cellar has been re-pointed, heating introduced and offers storage, with further uses and potential. Heading upstairs, the landing is a long space, flooded with natural light, and finished with a painted stair case and exposed wood hand rail.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Price:



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Three bedrooms lead off, including the main bedroom to the rear which has been finished with bespoke joinery in the form of storage shelving in the alcove either side of the bed. The third bedroom is single in size, whilst the second has been used as a snug room with a range of built-in storage. The shower room is finished in a period style, with a heated towel rail, tiled effect flooring and rainfall shower. The loft space is accessed via a solid pull down ladder, where two split level rooms offer a further usable space where the vendor has a study area. A huge amount of storage and eaves storage is tucked away. Potential exists to introduce stairs to the space (stp).

THE GREAT OUTDOORS

The main gardens are located at the original front, with a door leading from the hall entrance. Planted with a wealth of interesting and intriguing plants, and highlighted with architectural exterior lighting, a pathway leads to an access gate and seating area. This private and secluded setting offers a peaceful retreat from the city life!

OUT & ABOUT

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. Easy access to main road links can be found, in particular the A11 and A47.

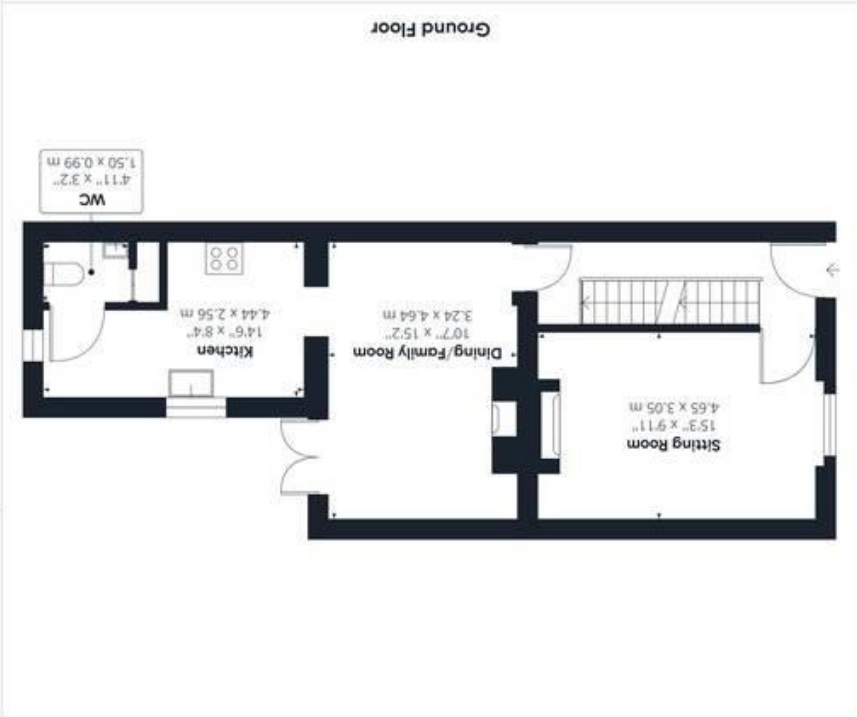
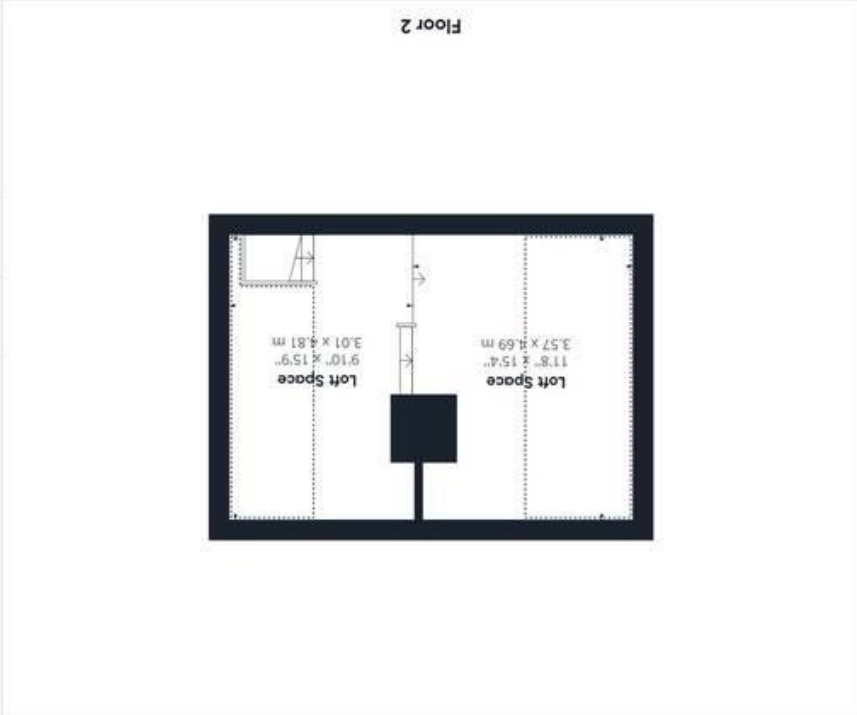
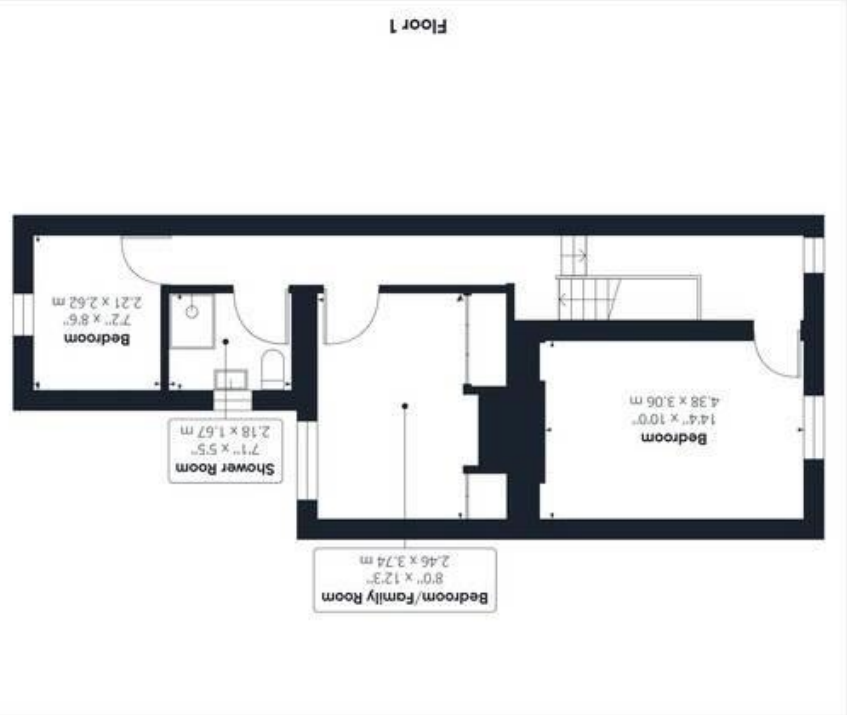
FIND US

Postcode : NR2 3DQ

What3Words : ///highs.radar.matter

VIRTUAL TOUR

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



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

Approximate total area (1)

1496.62 ft²
 139.04 m²

Reduced headroom
 158.90 ft²
 14.76 m²

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