



17 Heath Crescent, Norwich

£325,000 Freehold

This stunning three-bedroom semi-detached house is situated in a highly sought after location, making it an ideal family home with its close proximity to reputable schools. Boasting a modern and contemporary design as well as a new heating system throughout and all-new electrics, this property is sure to impress.

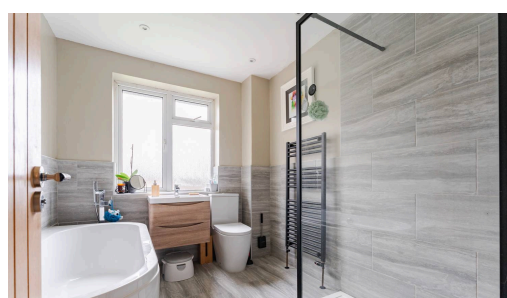
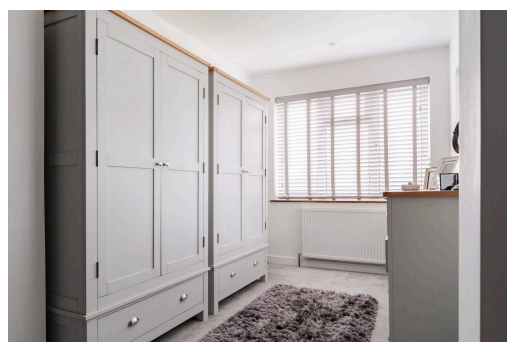
Location

Nestled in a highly sought-after area, Heath Crescent offers a blend of suburban charm and urban convenience. This peaceful residential street is located just a short drive from Norwich city centre, providing easy access to its vibrant array of shops, restaurants, and cultural attractions. Nearby, you'll find excellent schools, local amenities, and picturesque green spaces, perfect for family outings or leisurely walks. With great transport links, including bus routes and proximity to major roads, this location is ideal for commuters or those looking to explore the beauty of Norfolk. Heath Crescent combines tranquillity with practicality, making it a wonderful place to call home.



Heath Crescent

Upon entering into the hallway, you'll find the spacious lounge featuring a charming log burner and ample natural light streaming through the front windows. The lounge seamlessly flows into the open-plan kitchen/dining room, creating a perfect space for entertaining and family gatherings.



The newly installed sleek kitchen offers access to a side lean-to and leads into the dual-aspect dining room, which opens up to the well-sized and easy-to-maintain rear garden.

Upstairs, you will find three bedrooms, with the master bedroom featuring a dressing room that can be tailored to suit your needs. The new modern family bathroom provides a space for relaxation and rejuvenation. The third bedroom offers versatility, allowing for customisation based on personal preferences. Having recently undergone a full renovation, this property exudes a sense of newness and modernity, effectively embodying the concept of a turn-key home ready for immediate occupancy.

Externally, this property boasts a lovely front garden with a path leading to the entrance, while the side access features borders that guide you to the rear garden. The rear garden is predominantly laid to lawn with mature borders and panel fencing, providing a private outdoor sanctuary. Off-road parking is available with a single detached garage offering convenient storage solutions.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: C

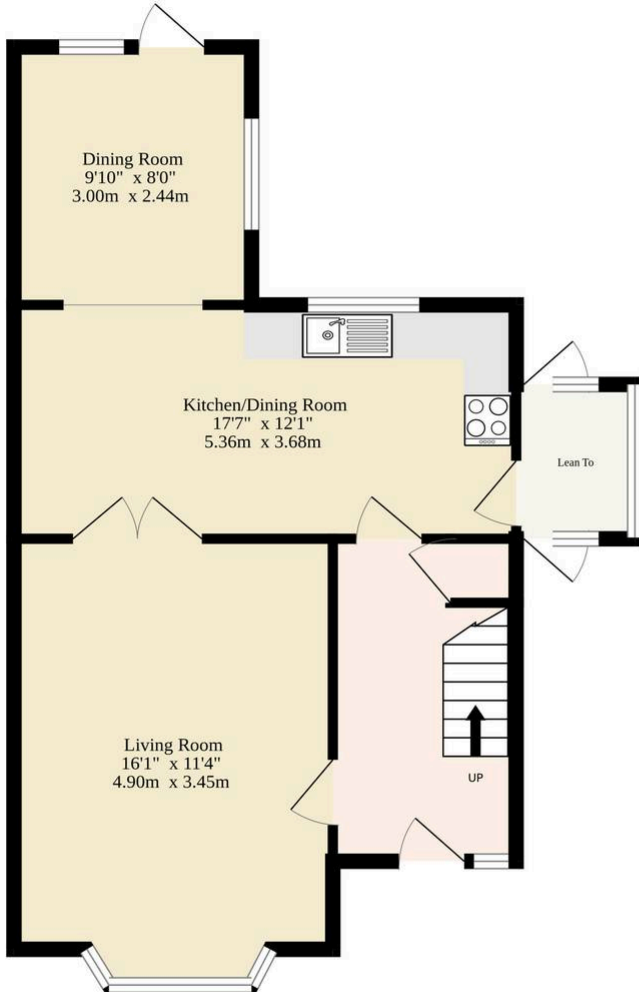
Tenure: Freehold

EPC Energy Efficiency Rating: D

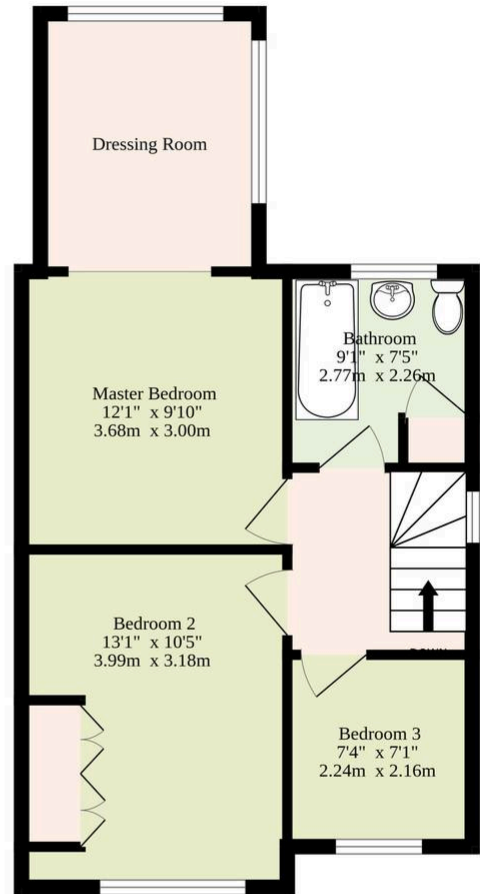
EPC Environmental Impact Rating: D



Ground Floor
470 sq.ft. (43.7 sq.m.) approx.



1st Floor
436 sq.ft. (40.5 sq.m.) approx.



Sqft Doesn'T Include The Hallway, Landing Or Lean To

TOTAL FLOOR AREA : 907sq.ft. (84.3 sq.m.) approx.

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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