



19 Higham Close, Norwich - NR7 8UF

£290,000 Freehold

Introducing this perfect family home, a three-bedroom semi-detached house that is spacious and well-presented throughout, with a recently painted interior offering a fresh and inviting atmosphere. The property includes a bright lounge, a separate dining room, and a conservatory – the only one in the area – designed for year-round use. The master bedroom boasts a recently redone en suite with modern finishes, along with a built-in wardrobe. A family bathroom and conveniently located WC provide practicality. Outside, a secluded, peaceful rear garden offers potential for extension, while the home is situated on a quiet, private dead-end road with no through traffic. A driveway and garage provide off-road parking, and the property is well-served by local amenities, including schools, shops, parks, and healthcare facilities, with easy access to public transport links and good road connections for commuters.

Location

Higham Close is set in a quiet residential area on the eastern edge of Norwich, in the suburb of Sprowston, offering a peaceful setting while still being within easy reach of the city centre. The location is well-served by local amenities, including schools, shops, parks, and healthcare facilities, making it convenient for families and professionals alike. Public transport links are easily accessible, and there are good road connections for those commuting by car. The area also benefits from nearby green spaces and riverside walks, ideal for outdoor activities and leisurely weekends. Sprowston Retail Park and a large supermarket are just a short drive away, providing further shopping and dining options.

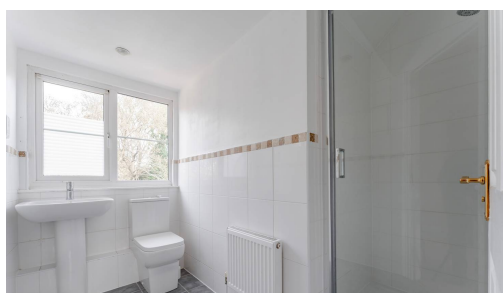


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- C



Higham Close, Norwich

Upon entering the property, you are welcomed by the entrance hall, which leads you to a conveniently located WC, enhancing the practicality of everyday living.

The kitchen is fitted with wood-effect cupboards, providing plenty of storage and counter space for meal preparation. It also has a tiled floor and backsplash, with plumbing for a washing machine, adding both practicality and style.

A separate dining room offers a perfect space for entertaining guests or enjoying family meals in a more formal setting. It provides a cosy yet spacious area for hosting gatherings, with plenty of room for a dining table and additional furniture.

The spacious and bright lounge is a welcoming space, offering plenty of natural light and a relaxing atmosphere. French doors open from the lounge to the conservatory – the only one in the area – offering a natural flow between indoor and outdoor spaces.

This bright, airy space can be enjoyed year-round for relaxing, additional seating, or dining. With carpet flooring and French doors leading outside, the conservatory is a standout feature, designed for comfort and light, even in winter.

Moving upstairs, a storage cupboard on the landing awaits, along with two generously proportioned bedrooms, one of which is a double.

The family bathroom on this level boasts tiled floors, partially tiled walls, and a shower over the bath, ensuring a tranquil retreat.

Ascend to the second floor to discover the master bedroom, complete with built-in wardrobes and a recently redone en suite. The en suite features a shower, partially tiled walls, and tiled floors, adding a touch of luxury to the space.

Outside, a secluded rear garden offers a peaceful escape, with potential for extension backward, providing an opportunity to customise and enhance outdoor living spaces.

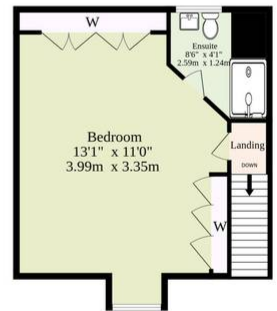
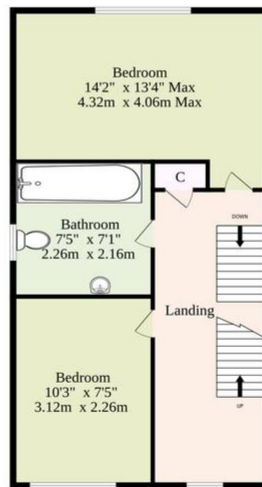
Off-road parking is readily available with a driveway and garage, with the added convenience of garage access to the rear garden.



Ground Floor
714 sq.ft. (66.3 sq.m.) approx.

1st Floor
421 sq.ft. (39.1 sq.m.) approx.

2nd Floor
189 sq.ft. (17.6 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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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