

HADLEY TAYLOR

15 HEIGHAM GROVE, NORWICH NR2 3DQ

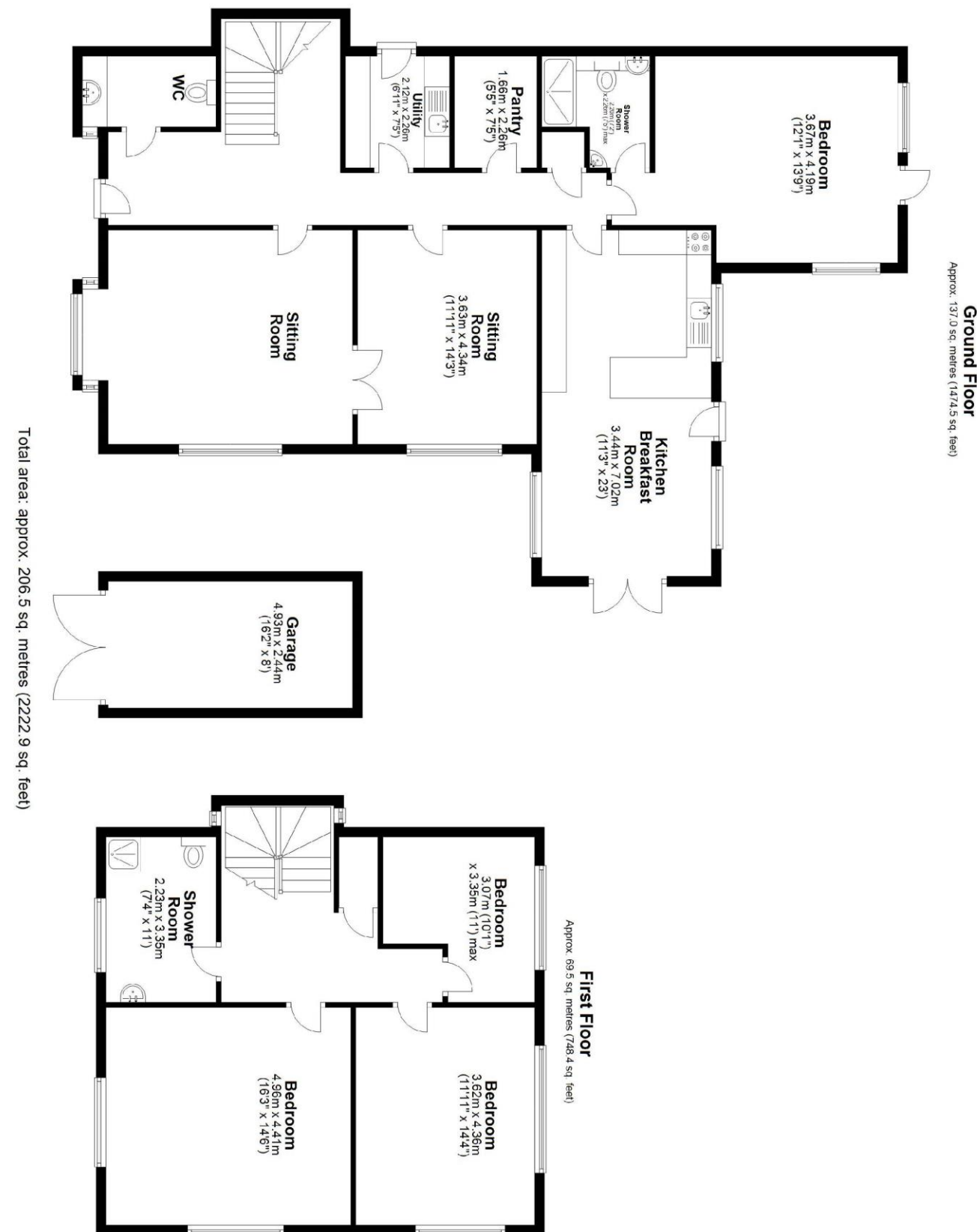
CHARMING 1930's DETACHED FAMILY HOUSE LOCATED IN AN EXCLUSIVE CORNER OF THE GOLDEN TRIANGLE WITH ENTRANCE HALL, 2 SITTING ROOMS, KITCHEN/BREAKFAST ROOM, PANTRY, UTILITY ROOM, CLOAKROOM, GROUND FLOOR DOUBLE BEDROOM WITH EN-SUITE, 3 FIRST FLOOR DOUBLE BEDROOMS, FAMILY BATHROOM, GARAGE, GAS FIRED CENTRAL HEATING AND GARDENS
ENERGY RATING C



GUIDE PRICE £825,000



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Location

The property is located in the heart of the Golden Triangle within walking distance of the centre of Norwich, the cathedral city and regional centre of East Anglia. The city boasts a lively night life, cultural and social activities as well as good shopping and an historic centre. Excellent state, faith and independent schools for all age groups, local shopping facilities on Unthank Road and Earlham Road, public houses, Heigham Park and Eaton Park are all within walking distance. The University of East Anglia and The Norfolk and Norwich University Hospital are also close by.

Accommodation

The ground floor accommodation comprises entrance hall, front double aspect sitting room with square bay window and fireplace, rear sitting room with fireplace, kitchen/breakfast room with vaulted ceiling and French doors to the rear garden, ground floor double bedroom with en-suite shower room, pantry, utility room and cloakroom. On the first floor there are three further double bedrooms and a family bathroom. The property is well presented throughout and benefits from gas central heating, part double glazing and part secondary double glazing and cavity wall insulation.

Outside

The front garden is walled and laid to lawn with shrub beds and borders and a path leading to the front door. To the south side of the house there is a side garden with shrub beds and a vegetable patch. The rear garden is mainly laid to lawn with flower and shrub borders, trees and a patio. To the north side of the house there is another vegetable plot and large timber garden shed. The garage has timer hinged doors and a charging point for an electric car.

Directions

Leave Norwich on Earlham Road, take the second left hand turn into Heigham Grove and the property can be found on the left hand side of the road.

Local Authority

Norwich City Council

Services

We understand that mains electricity, gas, water and sewerage are connected to the property.

Viewing

Strictly through Vendor's agents: Hadley Taylor 01603 250 248

Selling your home

Why not take advantage of our free market appraisal and valuation service? Ask about our competitive commission rates, our unique value added services to vendors, our innovative marketing and extensive advertising coverage.

Hours of Business

Monday to Friday: 0900 – 1730

Saturdays: 1000 – 1300



Rear Elevation



Front Sitting Room



Rear Sitting Room



Kitchen/Breakfast Room



Bedroom 1



Bedroom 2

