



38 Highland Road, Norwich

In Excess of £325,000

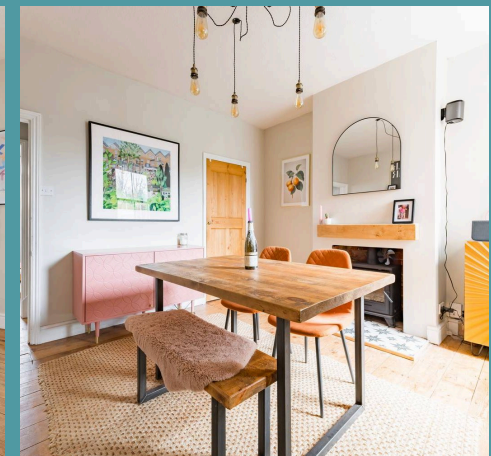
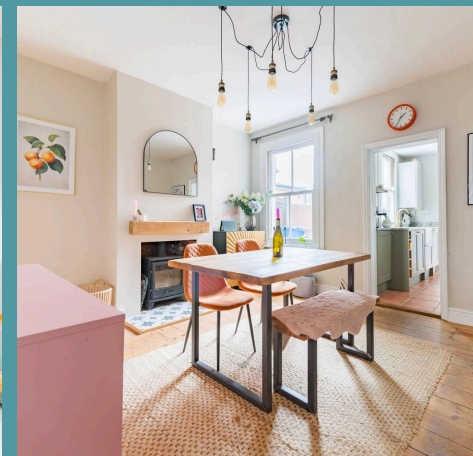
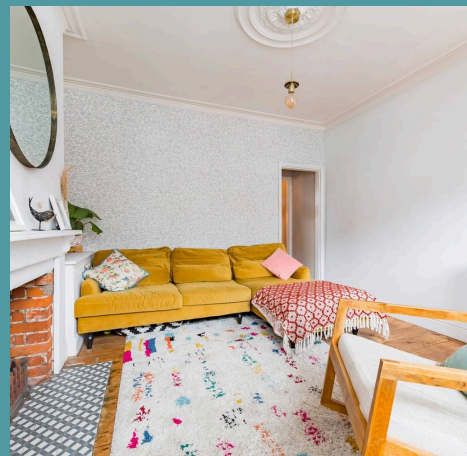
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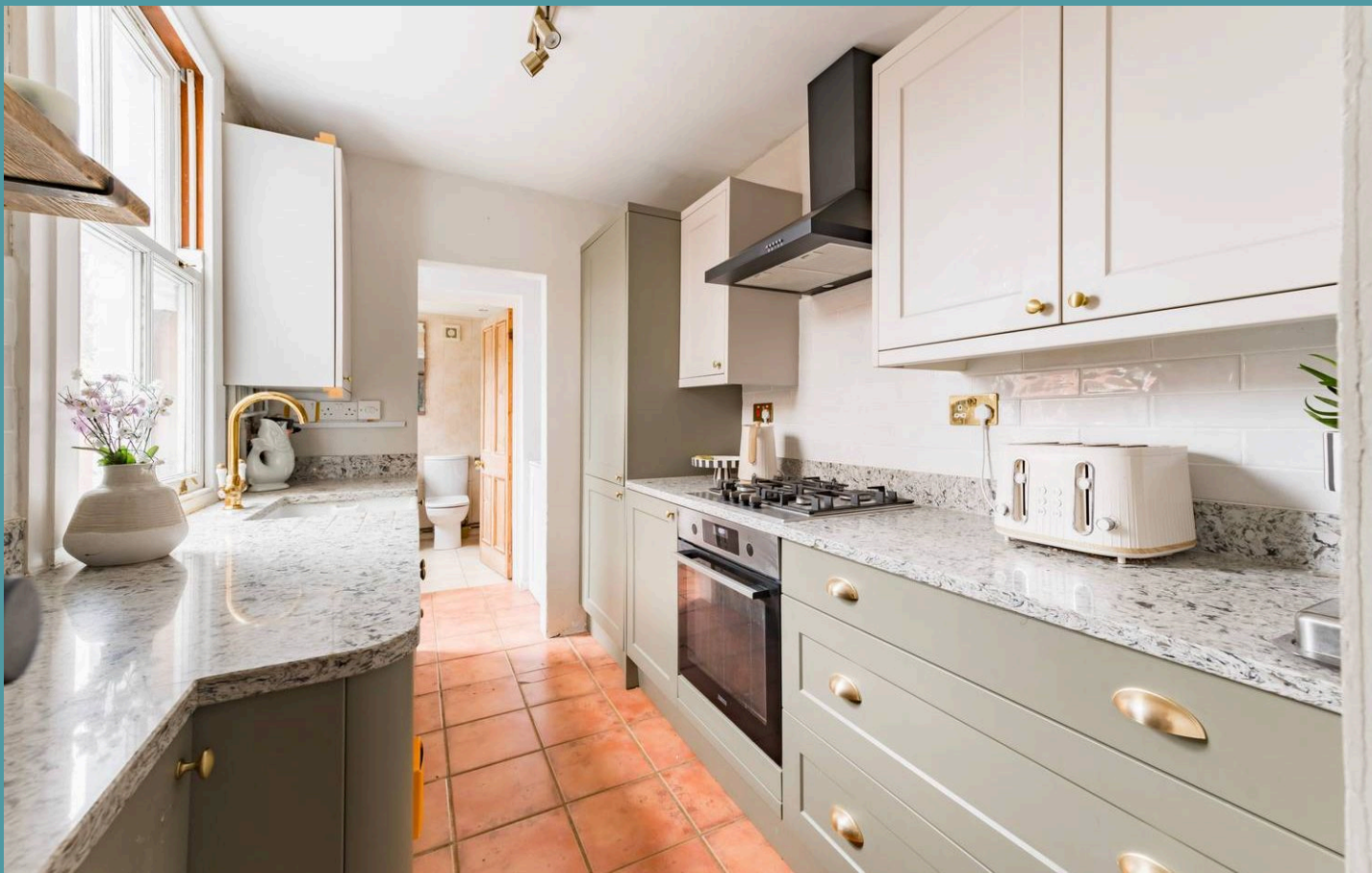
Norwich

Down a beautiful tree-lined street in the city of Norwich, rests a charming three bedroom mid-terrace house, epitomising the allure of city living. Positioned within the desirable golden triangle, this residence offers a prime location, moments from the bustling heart of the city. Offering a blend of modern comforts with preserved original character, this property presents an ideal setting for a small family or a first-time buyer seeking a home that does not require renovation.

Location

Norwich NR3 is situated within the vibrant Golden Triangle area of Norwich, which is renowned for its charming blend of residential streets, independent shops, and local amenities. The Golden Triangle is a sought-after neighbourhood that offers a mix of Victorian and Edwardian terraced houses, along with easy access to the city's lively cultural scene. Being just a short distance from Norwich city centre, NR3 enjoys the benefits of both a peaceful residential vibe and proximity to urban attractions like theatres, restaurants, and shops. The area also boasts green spaces such as the nearby Eaton Park, making it a popular choice for families and professionals alike.





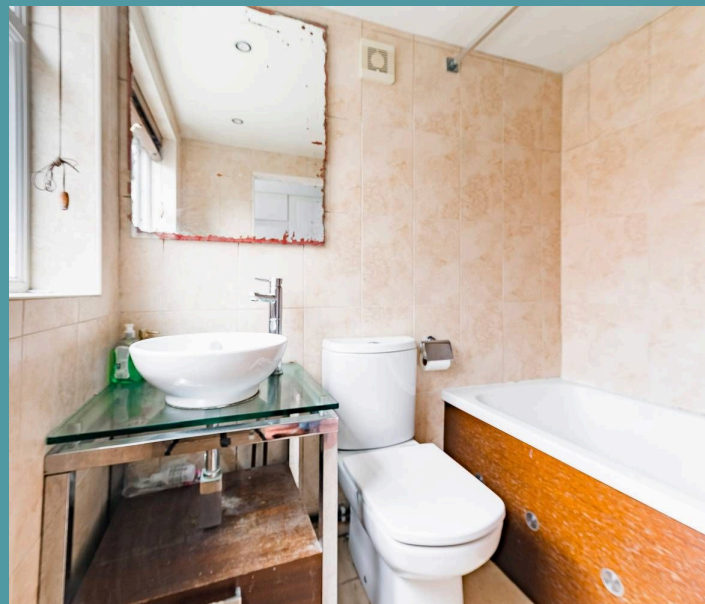
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Upon entry, the home welcomes you with a sense of warmth and character, showcasing its original charm through high ceilings, classic sash windows, and immaculately preserved original flooring. The light-filled sitting room beckons you in with its bay window, offering a light filled space for relaxation accentuated by a traditional brick-built fireplace, creating the perfect ambience for cosy evenings. The adjacent formal dining room provides an elegant setting for hosting gatherings, enhanced by a wood burner that adds a touch of refinement to casual occasions.

The heart of the home, the newly fitted kitchen, stands as a testament to modern living with its sleek fixtures and fittings seamlessly blending functionality with style. Offering plenty of storage and counter-top space for meal preparation. Completing the accommodation is a convenient ground floor bathroom, designed for convenience and functionality, catering to the needs of modern living with ease.

Ascending to the upper level, where you will find three well-proportioned bedrooms, each thoughtfully designed to offer relaxation and privacy. The third bedroom has the versatility to be a home office, dressing room or playroom, depending on your own requirements.





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Beyond the confines of the home, a non-bisected garden awaits, offering a private space for outdoor activities and leisure. It is primarily laid to lawn, bordered by planted beds and a wooden shed for storing your garden equipment. Overall, it is fully enclosed so you can enjoy in seclusion.

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating.

Non permit on-street parking available.

Council Tax Band: B





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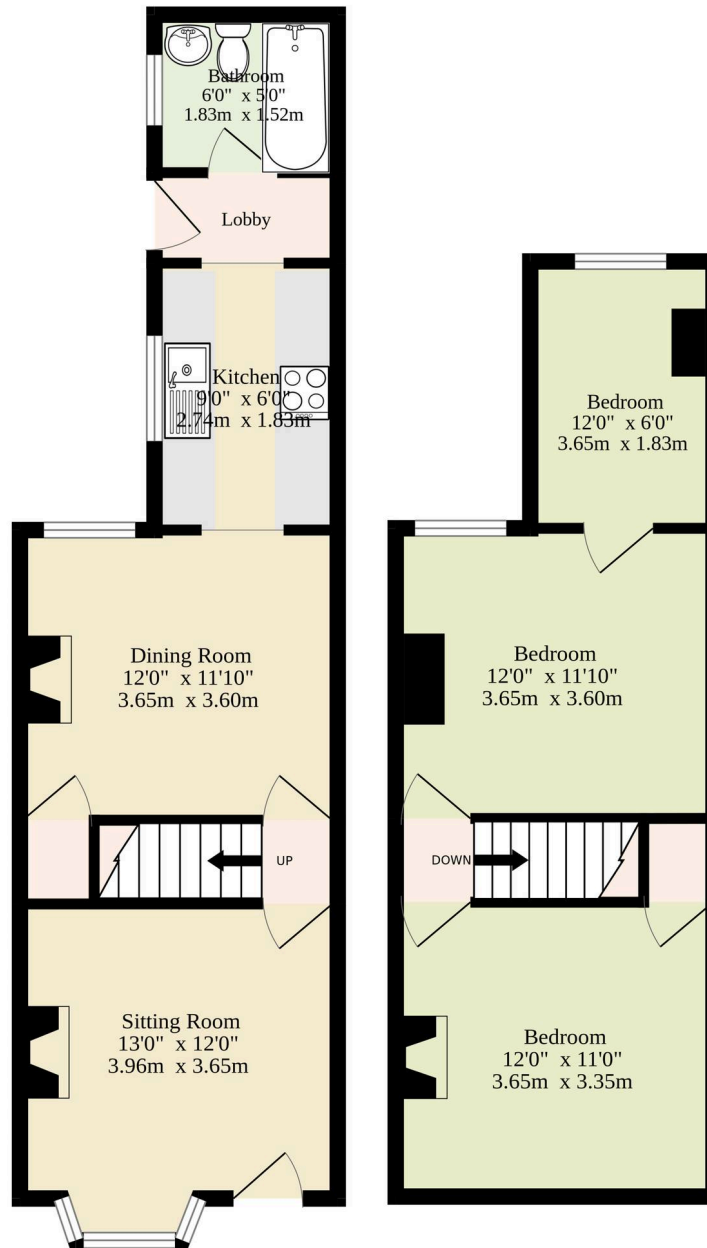
Norwich

- Mid-terrace residence down a tree lined street in the city of Norwich
- Situated within the popular golden triangle, a short distance away from the city centre
- Retains the properties original character features including high ceilings, Sash windows and original flooring
- Beautiful home for a small family or a first time purchase
- Light-filled sitting room flaunting a bay window and a traditional brick-built fireplace
- Formal dining room to encourage casual gatherings, accentuated by a wood burner
- Newly fitted kitchen with modern fixtures and fittings
- Three bedrooms and a ground floor bathroom
- Non-bisected garden that is fully enclosed for privacy and seclusion
- Close proximity to local shops, healthcare facilities, Eaton park and schools for all ages



Ground Floor
388 sq.ft. (36.0 sq.m.) approx.

1st Floor
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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