



318 Heigham Street, Norwich

Offers in Region of £375,000

# 318 Heigham Street

## Norwich

This impressive three-storey semi-detached townhouse boasts 5/6 bedrooms, offering spacious and flexible living areas ideal for families or buy-to-let investors. The modern kitchen/diner on the ground floor features integrated appliances, an island, and bi-fold doors leading to the enclosed rear garden. A bright lounge with a private balcony, a utility room, and additional bedrooms across three floors add to the versatility of this home. The property benefits from a corner plot garden with a double garage, off-road parking, and is offered with no onward chain. With modern features and ample space, it presents a fantastic opportunity in a prime Norwich location.

### The Location

Situated just a short distance from Norwich city centre, this location provides easy access to local amenities including the Lidl Superstore and Tesco Express, ensuring all your daily needs are met. The area is well-served by public transport, with bus routes running regularly, making commuting simple and efficient. Families will appreciate the proximity to well-regarded local schools such as Wensum Junior School and Nelson Infant School, both within easy walking distance. The nearby green spaces and parks also add to the appeal for those seeking a community-oriented lifestyle. With Norwich railway station just 3 km away, this home also offers an ideal balance between quiet residential living and connectivity to the wider region.





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This large, three-storey semi-detached townhouse offers 5/6 bedrooms and spacious, flexible living areas, making it an ideal home for families or a great buy-to-let investment. Located to the west of Norwich, the ground floor features a modern kitchen/diner with integrated appliances an island, and bi-fold doors leading to the rear garden. There is also a utility room, a ground-floor bedroom and a convenient WC, all contributing to a practical and stylish living space.

The first floor includes a bright lounge with access to a private balcony, perfect for relaxing or entertaining. Off the landing, you'll find two additional rooms, one currently being used as office space, but easily convertible to a bedroom and a family bathroom. The second floor hosts three more bedrooms, including a master bedroom with its own en-suite shower room for added privacy and comfort.





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Outside, the property benefits from a fully enclosed paved garden, set on a corner plot, offering plenty of outdoor space. A double garage and one off-road parking space provide ample parking and storage. The home also features a water softener throughout and is offered with **no onward chain**. This townhouse is a fantastic opportunity for those looking for space, versatility and a prime location.

### Agents Note

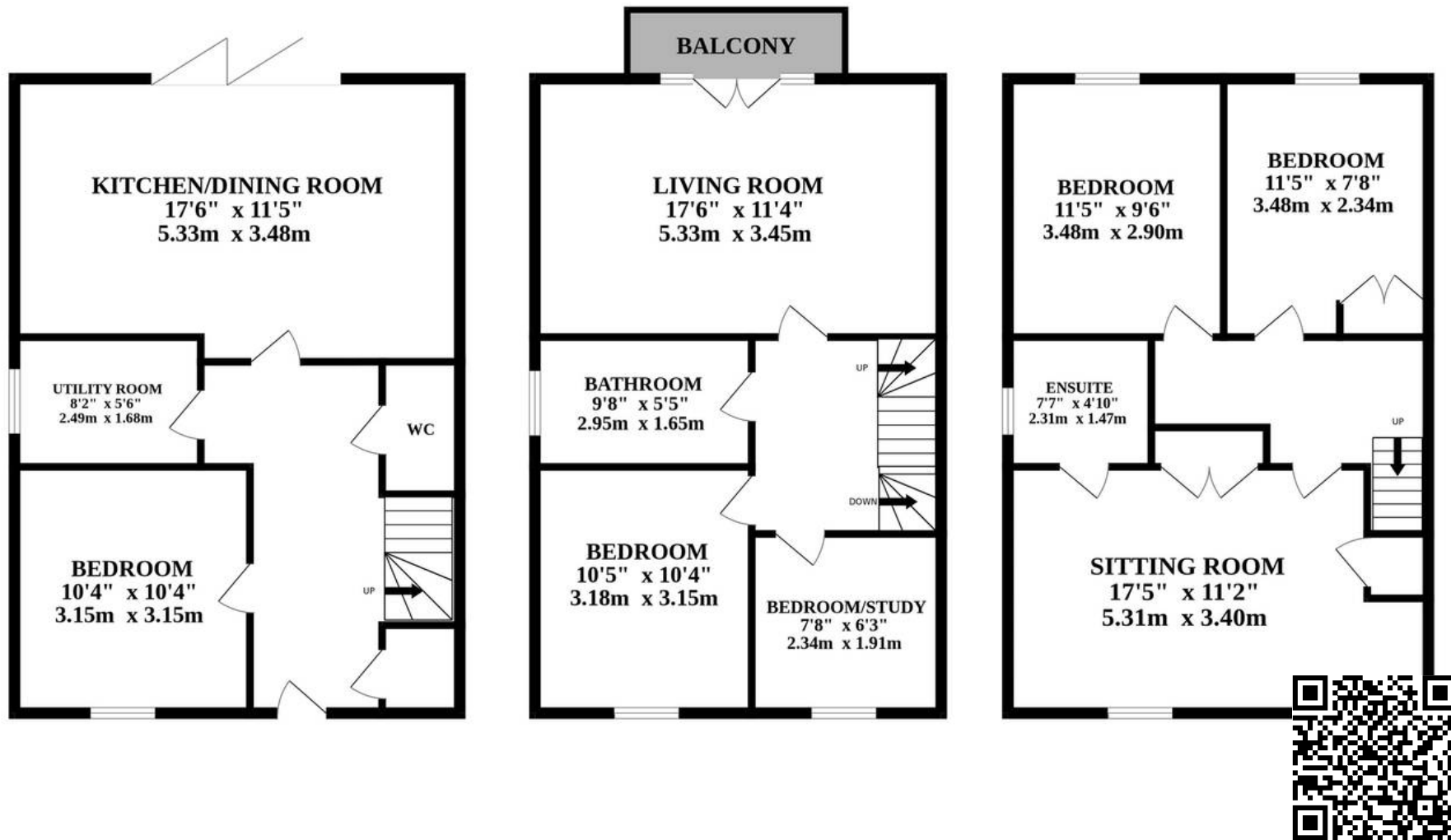
We understand this property will be sold freehold.

Connected to all mains services.

Council Tax Band - D

£1000 maintenance per annum (gardens + river access)





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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