



79 Heathgate, Norwich

Norwich



Minors & Brady

79 Heathgate

A stylish, move-in-ready maisonette offering space, light, and flexible living in a highly convenient Norwich location. This modern three-bedroom home is set over two floors and finished to a contemporary standard, making it ideal for buyers looking for a property they can enjoy immediately. The interior is enhanced by hard flooring and striking wooden acoustic cladding with built-in storage, adding both character and practicality. A generous sitting and dining area opens onto a balcony with far-reaching views, including a glimpse of Norwich Cathedral in the distance. The well-appointed kitchen provides ample storage and space for appliances, while three bedrooms, including a versatile third with its own balcony access, offer adaptable living arrangements.

- Three-bedroom maisonette set over two floors
- Modern, move-in-ready condition throughout
- Spacious entrance hall with durable hard flooring
- Stylish wooden acoustic cladding with integrated storage
- Contemporary kitchen with ample storage and appliance space
- Generous sitting and dining area ideal for entertaining
- Private balcony with distant views towards Norwich Cathedral
- Versatile third bedroom with access to a second balcony
- Modern bathroom fitted with sleek, updated finishes
- Convenient Heathgate location with easy access to the city centre and nearby green spaces





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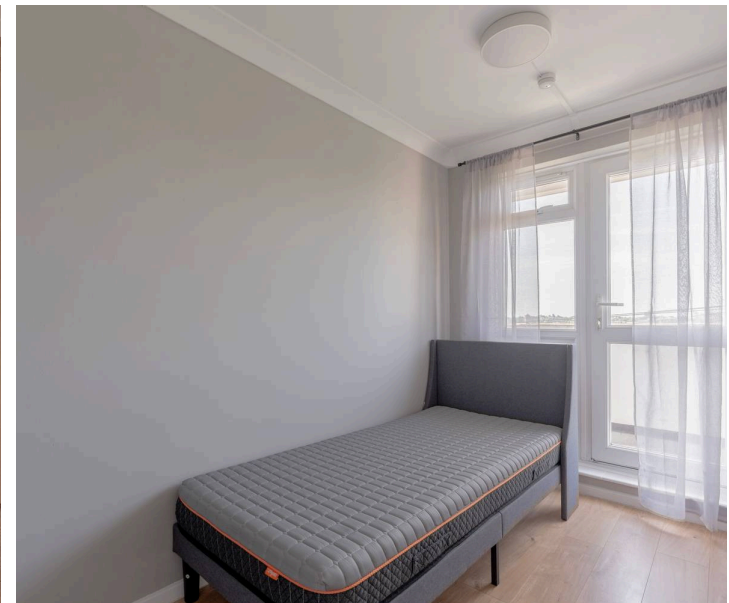
79 Heathgate

The Location

Heathgate offers a comfortable and well-connected setting just north of Norwich city centre, making it an appealing choice for those who want easy access to the city without being in the middle of the bustle. The area has a relaxed, residential feel, with a mix of homes and everyday amenities close at hand, creating a practical and convenient place to live.

One of Heathgate's key attractions is its proximity to Mousehold Heath, a much-loved local green space perfect for walks, fresh air, and far-reaching views across the city. It's ideal for those who enjoy having nature nearby while still being within walking or short driving distance of Norwich's shops, restaurants, and cultural spots.

With straightforward routes into the city centre and good local connections, Heathgate appeals to a range of buyers, from first-time purchasers to families and professionals. It's a location that balances convenience, green space, and a quieter pace of life, all within easy reach of everything Norwich has to offer.



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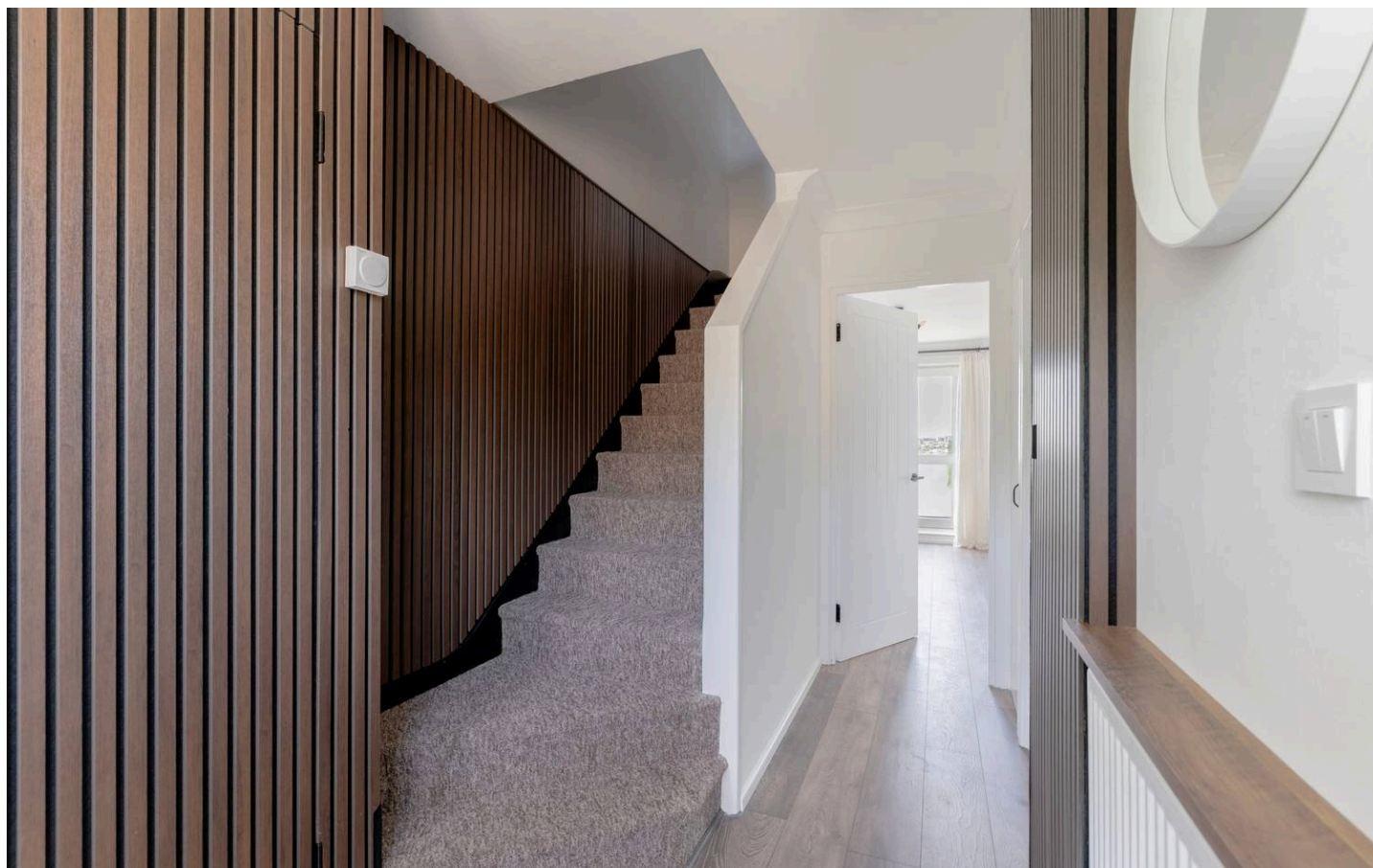
Heathgate, Norwich

This beautifully presented three-bedroom maisonette on Heathgate offers a fantastic opportunity to acquire a stylish, move-in-ready home in a well-positioned and popular residential area just north of Norwich city centre. Finished in a modern style throughout, the property combines generous living space with thoughtful design touches, making it ideal for a range of buyers seeking both comfort and practicality.

Upon entering the property, you are welcomed into a spacious entrance hall laid with hard flooring, creating a clean and contemporary first impression while also offering durability for everyday living. A standout feature within the home is the rich wooden acoustic wall cladding, seamlessly incorporating built-in storage to maximise space while adding both warmth and character to the interiors.

The kitchen has been fitted with a modern range of units, providing ample storage and worktop space, along with room for essential appliances. It is well suited to both day-to-day use and entertaining, offering a practical yet stylish environment for cooking.

The main living space is both spacious and versatile, accommodating clearly defined sitting and dining areas. This generous reception room benefits from additional built-in storage and is flooded with natural light, creating an inviting and comfortable space.



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79 Heathgate

From here, a door opens onto a private balcony, offering a pleasant outlook with distant views towards Norwich Cathedral, an attractive feature that enhances the sense of openness and connection to the surrounding area. Upstairs, the property offers three bedrooms. The principal bedrooms provide good proportions, while the third bedroom offers flexibility, ideal as a home office, guest room, or nursery.

This room also benefits from direct access onto a further balcony, adding an additional outdoor element to the home. The accommodation is completed by a modern bathroom fitted with contemporary fixtures and finishes.

Heathgate itself offers a convenient and well-connected setting, combining a residential feel with easy access into Norwich city centre, alongside nearby green spaces such as Mousehold Heath.

Whilst parking is not included within the sale, the vendor has advised that parking may be available. For further information, please contact the Norwich branch.

Agents Note

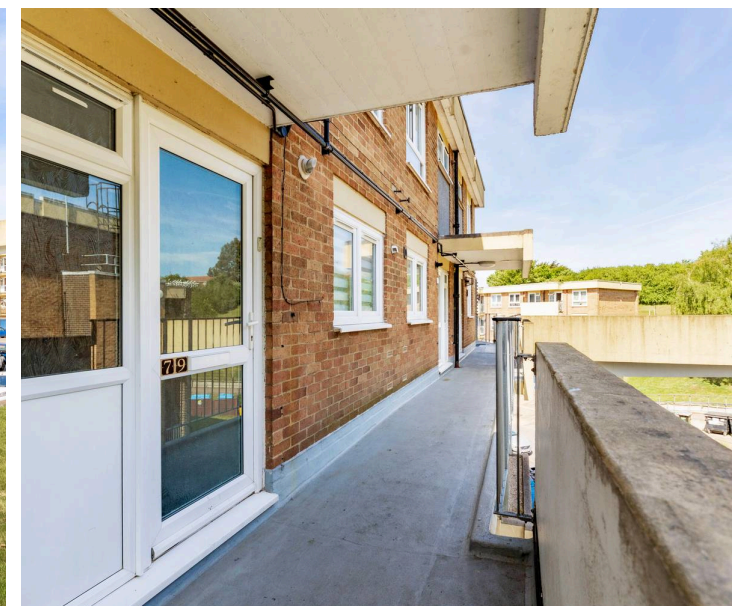
This property will be sold leasehold with 84 years remaining on the lease.

Ground rent: £10 paid annually.

Maintenance charge: £680 paid annually.

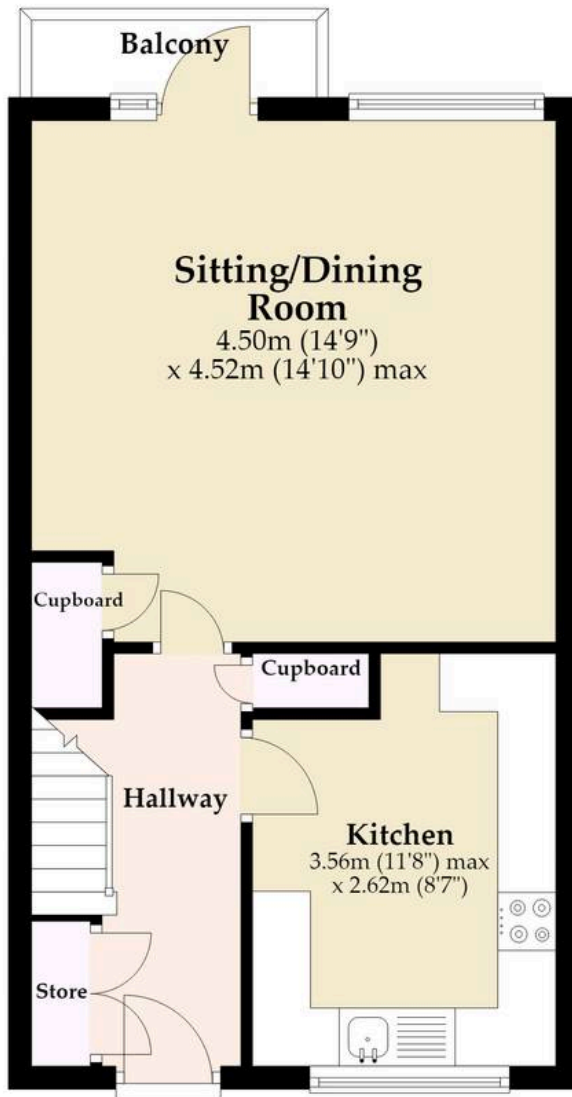
Please note that parking is not included as part of the sale of this property. The vendor has indicated that parking may be available; however, this is not guaranteed and may be subject to separate arrangement, availability, or permissions.

Prospective purchasers are advised to make their own enquiries and contact the Norwich branch for further information regarding potential parking options.



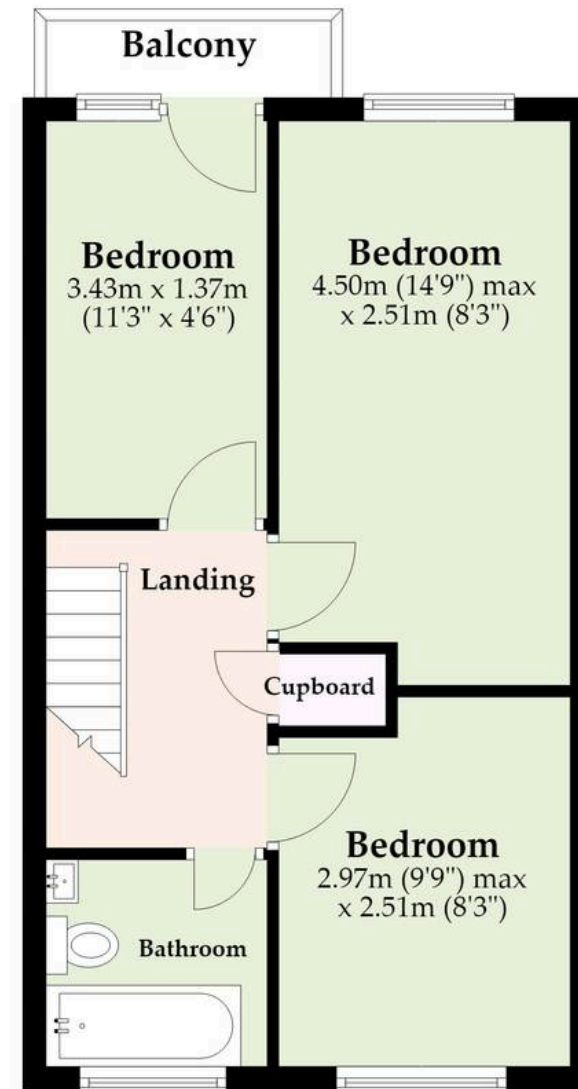
Ground Floor

Approx. 36.0 sq. metres (387.9 sq. feet)
(excluding Balcony, Store)



First Floor

Approx. 34.5 sq. metres (371.0 sq. feet)
(excluding Balcony)



Total area: approx. 70.5 sq. metres (758.9 sq. feet)

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.

Plan produced using PlanUp.

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Branch Manager



Meet *Nagilla*
Aftersales Team Leader



Meet *Tristan*
Senior Property Lister

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