



10 Dunlin Drive

, Cringleford, NR4 7PX

£575 Per Calendar Month



Enjoy a hassle-free living experience in a double room in a Cringleford professional house share near NNUH and local shops, with all bills covered, available from May 2025. **SINGLE OCCUPANTS ONLY**

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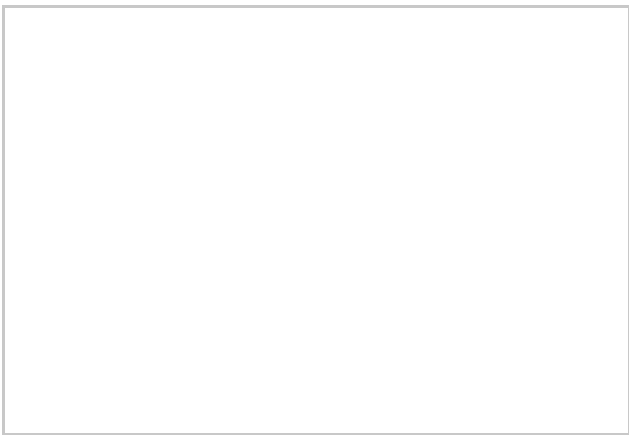


Room to Rent - Dunlin Drive, Norwich - Large Double Bedroom Available

A spacious double bedroom (Room 5) on the first floor is available in a well-maintained, four-bedroom professional house share on Dunlin Drive in the popular Cringleford area of Norwich. Ideally located within a short distance of the Norfolk and Norwich University Hospital (NNUH) and local shops and amenities. The property features a large modern kitchen with dining space, one main bathroom, a separate WC, and one en-suite room (not this one). Enjoy a rear garden (maintenance included during growing season). All bills are included (gas, electricity, water, communal TV licence, internet, and council tax). Available from 5th May 2025.

This house share is strictly for single occupants only. Couples and pets are not permitted. The ideal housemates are friendly, sociable professionals who meet the eligibility criteria. To secure the property, a holding deposit equivalent to one week's rent is required while references are checked. Upon signing, a cash deposit equivalent to one month's rent is required, which will be held with the Tenancy Deposit Scheme (TDS).

The tenancy initially runs for six months under an Assured Shorthold Tenancy agreement, followed by a rolling monthly contract. Arlington Park East Ltd is a member of the Propertymark Client Money Protection scheme and The Property Redress scheme. For further details or to arrange a viewing, please visit our website or contact us directly.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	
England & Wales		
EU Directive 2002/91/EC		