

66 Dolphin Grove
Norwich
NR2 4DY



66 Dolphin Grove

Guide Price £160,000

The spacious apartment with a private balcony...

Nestled in the heart of NR2 near Higham Street in Norwich, discover 66 Dolphin Grove, a remarkably spacious and luminous two-bedroom first-floor apartment.

Upon entering, you're greeted by a welcoming entrance porch leading to a generously sized sitting/dining room, flooded with natural light and offering access to a delightful balcony boasting lush green views. To the left of the entrance lies the well-appointed kitchen, featuring attractive white cabinets, tiled splashback, laminate countertops, integrated single oven, hob & extractor, ample storage space, and dishwasher and washing machine provisions. Additionally, a charming larder provides extra storage. The kitchen overlooks a neighbouring communal green space, enhancing the bright and airy ambience.

Adjacent to the kitchen is the boiler cupboard, a convenient space housing essential everyday items and utilities. Continuing into the living/dining area and stepping onto the balcony, you're welcomed above a quiet communal parkland area, perfect for relaxing and enjoying the outdoors.

Moving back inside, an airing cupboard with a radiator offers more storage next to the inner hallway leading to the two inviting double bedrooms. The first bedroom impresses with its spaciousness, abundant natural light, and a built-in mirrored wardrobe, offering views of the surrounding greenery and the balcony. The second bedroom, though smaller, provides ample room for a bed and furnishings, along with built-in storage and another pleasant view of the communal areas. The property also includes a bathroom featuring a bath with an electric shower, bright white tiling from floor to ceiling, and essential amenities for your comfort.

Don't miss out on the opportunity to make this inviting and well-situated apartment at 66 Dolphin Grove your new home, offering proximity to Norwich's city centre, transportation hubs, and all the amenities the city has to offer.

Agents notes...

A pre-recorded walkaround tour is available for this property

Council Tax Band A. Ground Rent £10 p/a. Service charge £300 p/a covers Communal Lighting, Communal Grounds Maintenance, and the Bins.

En-bloc bike store/store, and permit parking also available

Local Authority
Norwich

Council Tax Band A

EPC Rating C



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FIRST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
While every effort has been made to ensure the accuracy of the furnished information, measurements of doors, windows, rooms and areas are approximate and no responsibility is taken for any error, omission or mis-statement. The 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 is given regarding their operation or efficiency save the goods.
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