



Dell Crescent, Norwich

SOWERBYS

This one-bedroom ground floor apartment is conveniently situated off Dereham Road, offering great access to Norwich's City Centre, the University of East Anglia and Norfolk and Norwich University Hospital. In brief the accommodation comprises; one double bedroom, spacious sitting room, modern fitted kitchen and family bathroom.

The entrance hall serves doors to all rooms including the fully fitted kitchen, hosting a range of base and wall mounted units. The bathroom comprises a WC, wash hand basin and panelled bath unit with shower over. The sitting/dining room boasts enough space for all desired contents and furnishings. To finish the accommodation, prospective tenants will find a generous principal bedroom. Externally, the property benefits from an allocated parking space for one vehicle. The apartment is fired by gas central heating and has double glazed UPVC throughout. Available now.

NORWICH

Norwich, an ancient city steeped in a millennium of history, has long been a haven for writers, radicals, and independent thinkers, fostering a rich culture and creative spirit. Its meticulously preserved medieval streets host a thriving community of small businesses, a dynamic culinary scene, and a vibrant arts culture. As a gateway to a county renowned for its pristine landscapes, expansive skies, and untouched vistas, Norwich continues to inspire.

Named one of the best places to live in 2021, Norwich sits approximately 20 miles from the coast where the River Yare and the River Wensum converge, the latter meandering through its heart. Once the second largest city in England during the 11th century, Norwich proudly retains its title as the UK's most complete medieval city. Historic paths like Elm Hill beckon with Tudor architecture and quaint cafés leading to the majestic Norwich Cathedral, a testament to its thousand-year legacy.

West of the city, the University of East Anglia stands as a striking example of brutalist architecture, housing the Sainsbury Centre for modern and ethnographic art. Norwich's property landscape offers diversity, from Victorian city-centre dwellings and converted mills to town houses and contemporary luxury homes. The "Golden Triangle" is cherished among families, while nearby rural villages like Stoke Holy Cross, Surlingham, and Bawburgh offer larger estates and idyllic countryside living.

With direct trains to London's Liverpool Street in just 90 minutes and an airport connecting to UK cities and Amsterdam, Norwich blends historical charm with modern connectivity—a city that captivates and welcomes all who embrace its allure.

AGENTS NOTE

No pets.

Unfurnished.

Available now.

Gas central heating.

12 month initial tenancy.

COUNCIL TAX

Band A.

ENERGY EFFICIENCY RATING

C. The reference number or full certificate can be obtained from Sowerbys upon request.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number.

LOCATION

What3Words: ///mouse.stages.nurse



SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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