



Introducing
Dell Crescent, Norwich

SOWERBYS

Conveniently situated off Dereham Road with public transport readily available to Norwich City Centre, the University of East Anglia, and the Norfolk and Norwich University Hospital, this modern ground floor flat has been finished to a high standard.

Upon entering the property, prospective applicants are welcomed into the entrance hall, with space for cloak storage, and access to all rooms.

The kitchen is thoughtfully laid out and includes an electric cooker, with a range of base and wall units.

The living room has ample space for all desired furnishings and offers versatility in abundance.

The bedroom is a fantastic-sized double room, with ample space for storage and furnishings.

The bathroom is a complete three-piece suite, including an electric shower over the bath.

Available Now.

NORWICH

Situated in the heart of East Anglia, the historic city of Norwich has everything you would desire of a vibrant regional capital and has a real sense of history preserved. You will find a modern cultural feel with beautiful heritage, dynamic nightlife, sophisticated shopping and mouth-watering restaurants. Chapelfield Shopping Centre offers high end shopping, whilst the Norwich Lanes won the great British high street of the year with its many independent and unique businesses including shops, bars, cafes and restaurants.

Norwich is the most complete medieval city in Britain and boasts two cathedrals as well as the castle with stunning architecture. There are also a number of sought after schools and colleges. The River Wensum flows throughout the city and offers boat rental and various pubs situated along the river itself. Every year in May, the city hosts the Norfolk and Norwich Festival, bringing cultural and exciting acts and performances to the city. Voted in the top 10 within a poll of the happiest places to live in Britain, the Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport. Norwich is located approximately 40 minutes from the delightful North Norfolk coast rolling countryside, whilst still being a vibrant, ever evolving city.

AGENT'S NOTE

No Pets

Unfurnished

Available Now

Electric 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: [///mint.shiny.repay](https://www.what3words.com/#!/mint.shiny.repay)



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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