ARLINGTON PARK





1 Cardigan Place

, Norwich, NR2 4QS

£1,995 Per Month

ARLINGTON PARK

ONLINE ENQUIRIES ONLY

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online through this listing.

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A four-bedroom FURNISHED property available to let, perfectly suited for working professionals, a family, or couples seeking comfortable living within walking distance of Norwich city centre. Offered with all BILLS INCLUDED, this well-presented home features versatile reception spaces, two bathrooms, and a private enclosed garden.



- Four well-proportioned double bedrooms arranged over two floors.
- Two bathrooms, including a convenient ground-floor shower room.
- Modern fitted kitchen complete with an integrated oven and electric hob.
- Available for tenancy commencing on the 4th of December 2026.
- All utility bills are included within the monthly rental price.
- Private enclosed rear garden featuring a patio, lawn, and storage shed.
- Versatile living spaces comprising a lounge, separate dining room, and a snug.
- Ideally situated within walking distance of Norwich city centre.

DETAILED DESCRIPTION

Upon entering the property, the ground floor provides a well-considered layout starting with an entrance hall that leads into a versatile snug and a spacious lounge. The modern kitchen is fitted with sleek white gloss cabinetry, contrasting wood-effect worktops, and an integrated oven and hob, complemented by stylish patterned tiled splashbacks. Adjacent to the kitchen is a separate dining room, offering an excellent space for communal meals. A convenient shower room, featuring a toilet, wash basin, and tiled walls, along with a ground-floor double bedroom complete this level.

The first floor accommodates three further double bedrooms, all benefiting from neutral carpets and crisp white walls that create a bright and welcoming feel. A family bathroom and additional storage space are also located on this upper level.

Externally, the property features an enclosed rear garden with a paved patio area, a section of lawn, and a wooden storage shed, all secured by brick walling and timber fencing with a pedestrian gate. The front exterior presents a classic brick facade with a low-walled forecourt.

COMPLIANCE AND KEY INFORMATION

EPC Rating: C
Local Authority: Norwich City Council
Material Information: Traditional brick-built construction. Connected to mains electricity, water, and drainage.

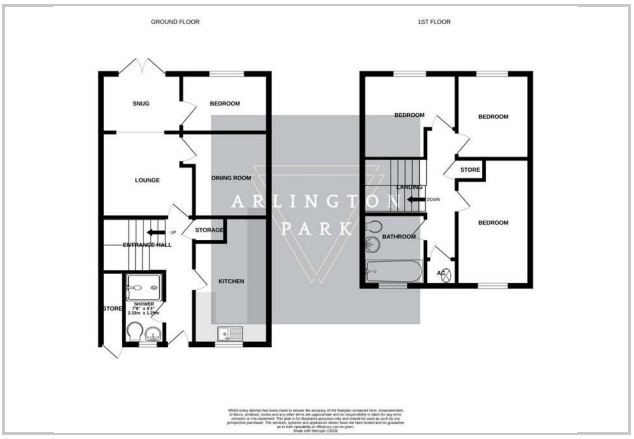
LOCAL AREA AND FACILITIES

Cardigan Place is nestled in the highly sought-after NR2 postcode, offering unparalleled access to Norwich city centre which is just a brief walk away. The property benefits from the vibrant local community of the Golden Triangle, boasting an array of independent shops, cafes, and traditional public houses. For leisure, Chapelfield Gardens and the city's extensive retail and cultural offerings are virtually on the doorstep. Transport links are superb, with frequent bus services nearby and Norwich Railway Station providing comprehensive national connections to Cambridge and London. Families and professionals will appreciate the proximity to highly regarded local schools, the University of East Anglia, and the Norfolk and Norwich University Hospital.



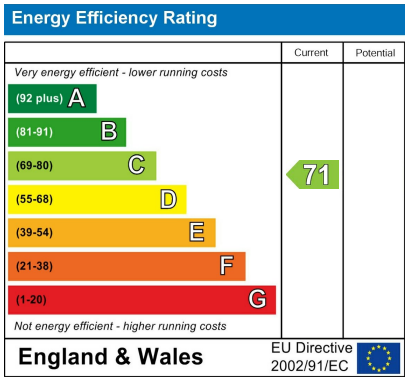






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