



5 Cross Keys Yard Magdalen Street

, Norwich, NR3 1LR

£1,875 Per Calendar Month



**\*\*ZERO DEPOSIT AVAILABLE\*\*\* PET FRIENDLY\*\*** This distinctive and beautifully presented home is situated within a peaceful and private courtyard development in the sought-after NR3 postcode. Perfectly blending traditional character with modern-day comfort, the property offers a unique living space tucked away from the bustle of the city while remaining within easy reach of all local amenities.

- Three Bedroom Townhouse
- Quiet Cul-de-Sac Setting
- Part-Furnished
- Modern Kitchen, Bathroom & En-suite to Master
- Sought-after NR3 City Centre Location
- Courtyard Garden
- English Cottage Style with Modern Touches
- Excellent Access to City Centre & Ring Road



## DESCRIPTION

Set within the historic grounds of the former Cross Keys Inn, this unique property combines a peaceful mews-style atmosphere with modern city living. Access is via a characterful medieval archway leading to a bespoke stable-style front door, which opens into a welcoming hallway. The ground floor layout is designed for comfort and flow, featuring a spacious open-plan lounge-diner (19'8" x 14'9") that serves as the heart of the home. This area is equipped with durable LVT flooring and integrated book shelving, with large bi-fold doors that invite natural light and provide a direct connection to the private, south-facing courtyard garden.

The kitchen is a standout feature, finished with contemporary units, solid wood worktops, and high-quality fixtures, including a Quooker-style hot and filter tap. The home is thoughtfully equipped for pet owners, featuring a purpose-built pet door leading into the fully walled, secure garden, ensuring a safe environment for your dogs or cats to enjoy the outdoor space.

The first floor comprises two well-proportioned bedrooms and a stylish family bathroom with a deep roll-top bath. The rear bedroom features a Juliet balcony overlooking the garden, offering a peaceful retreat. The second floor hosts the master bedroom, which functions as a serene loft-style sanctuary; completely removed from street noise, it includes two Velux windows and a modern en-suite bathroom with a shower over the bath. With efficient gas central heating throughout and the rare luxury of immediate off-street parking, this home offers a perfect balance of historic charm and contemporary functionality.

## LOCATION

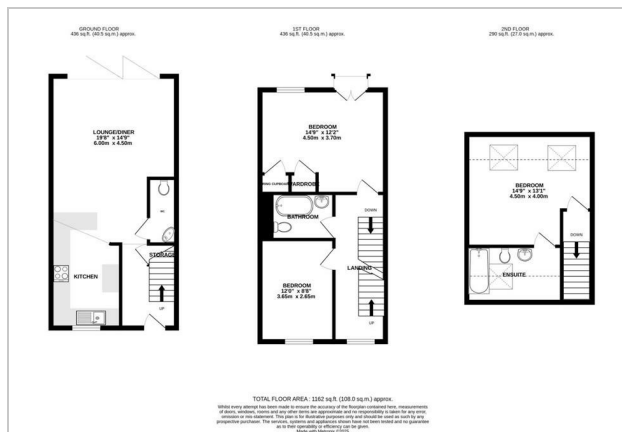
Located within the medieval city walls, the property offers unparalleled access to Norwich's independent culture. Magdalen Street is famous for its eclectic mix of artisan bakeries, international shops, and independent cafes.

Transport: Excellent bus links are available on Magdalen Street. Norwich train station is a pleasant 15–20 minute walk away, providing direct connections to London and Cambridge.

Schools: The property is well-positioned for several local primary and secondary schools within the NR3 catchment.

Shops and Leisure: Residents are moments from the historic Tombland area and Norwich Cathedral. The area hosts highly-regarded local venues, including the award-winning Kings Head.

Parks: Wensum Park is within easy reach, providing expansive green space for riverside walks and recreation.



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 firm's 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			
England & Wales		75	80
EU Directive 2002/91/EC			

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