



ARLINGTON
PARK



ONLINE ENQUIRIES ONLY

Order to be considered for a viewing, please contact us online through this listing.

Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.

9 Cordwainer Close
Sprowston, Norwich, NR7 8GT

£1,000 Per Calendar Month



This contemporary two-bedroom apartment offers stylish open-plan living in the sought-after suburb of Sprowston. With excellent energy efficiency and allocated parking, it is ideally situated for easy access to Norwich city centre and the Broadland Northway.

- Two well-proportioned bedrooms.
- Modern gloss kitchen with integrated oven and gas hob,
- Energy-efficient B-rated EPC.
- Contemporary bathroom suite with shower over bath.
- Allocated off-road parking for two cars in a tandem space.
- Spacious open-plan lounge and kitchen area.
- **Recently professionally decorated**
- Gas central heating throughout.
- Convenient location near Norwich Ring Road and amenities.



This well-presented apartment opens into a welcoming entrance hall that includes built-in storage space, leading to all principal rooms. The heart of the property is the bright, open-plan living area which combines a comfortable lounge space with a modern fitted kitchen. The kitchen features sleek high-gloss white cabinetry, wood-effect worktops, and comes equipped with an integrated stainless steel oven and gas hob. There is also designated space and plumbing for a washing machine.

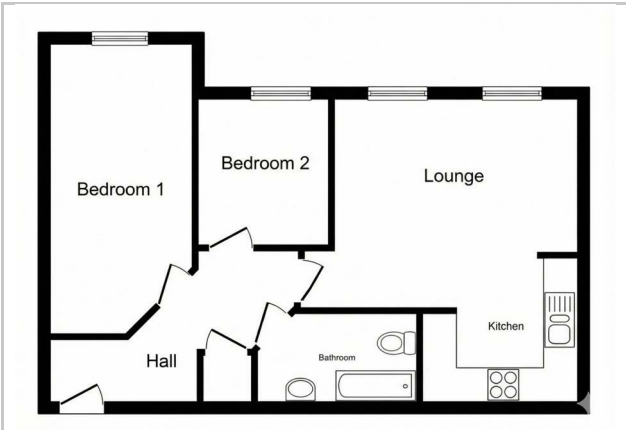
The accommodation comprises two bedrooms, with the primary bedroom offering generous proportions. The bathroom is finished with a contemporary white three-piece suite, including a panelled bath with a shower attachment, complemented by vibrant feature walls as seen in the property images. The interior is decorated in a mix of neutral tones and distinctive teal accents, creating a fresh and modern aesthetic.

Externally, the property benefits from allocated parking. The flat is double-glazed and warmed by gas central heating, ensuring a comfortable and energy-efficient living environment.

LOCAL AREA AND FACILITIES

Cordwainer Close is situated in the popular residential area of Sprowston, approximately two miles north-east of Norwich city centre. The area is well-served by local amenities, including major supermarkets such as Tesco Extra, and a variety of local shops, pubs, and restaurants.

For commuters, the property offers excellent transport links, with easy access to the Norwich Ring Road and the Broadland Northway (NDR). The Sprowston Park & Ride service provides regular and convenient bus connections into the city. Families will find a selection of schools nearby, including Sprowston Community Academy for secondary education.



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 firms 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	83	
(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		EU Directive 2002/91/EC

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