

ARLINGTON
PARK



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ONLINE ENQUIRIES ONLY

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with your enquiry before a viewing can be scheduled.

41 Tolye Road
, Norwich, NR5 9PR

£1,450 Per Month



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Presenting this fully furnished three-bedroom modern end-of-terrace home located in the highly desirable Three Score development in Norwich. The property is accessed on foot to the front, directly overlooking the scenic Bowthorpe Hall Parkland, and offers spacious living areas including a master bedroom with an en-suite. The home provides highly convenient access to the Norfolk and Norwich University Hospital, the University of East Anglia, and local retail parks.

- Fully furnished three-bedroom modern end-of-terrace house.
 - Spacious layout including a separate lounge and a dining room.
 - Well-maintained enclosed rear garden with a lawn and a large paved patio area.
 - One allocated parking space located to the rear of the property.
- Master bedroom benefiting from en-suite shower room.
 - Fitted kitchen featuring integrated oven, gas hob, fridge freezer and washing machine
 - Gas-fired central heating and uPVC double glazing throughout.
 - AVAILABLE FROM 13th SEPTEMBER



DETAILED DESCRIPTION

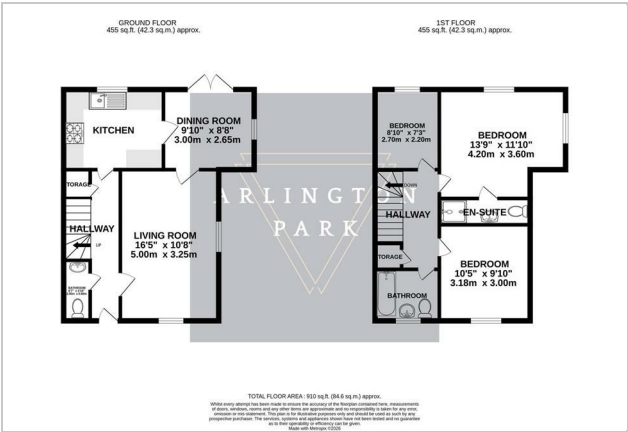
AVAILABLE FROM 13th SEPTEMBER This modern property offers a thoughtfully designed layout arranged over two floors, as shown in the provided floorplan. Upon entering the home, an entrance hall provides access to a convenient downstairs WC and the main living areas. The fitted kitchen is equipped with base and wall cabinetry, contrasting dark worktops, dark floor tiles, and integrated appliances including a stainless steel oven, gas hob, and extractor hood. The ground floor also boasts a well-proportioned lounge and a separate dining room. The dining room benefits from uPVC double doors that open directly out to the rear garden patio.

Upstairs, the central landing includes a useful airing cupboard and provides access to three generous bedrooms and the family bathroom. The master bedroom is bright and spacious, featuring two windows, a metal-framed double bed, and access to its own en-suite shower room. A second double bedroom provides comfortable accommodation, while the third bedroom offers flexibility for use as a guest room or home office. The main family bathroom comprises a suite with a pedestal wash basin, a WC with a bidet shower attachment, and a bath with a shower overhead.

Externally, the front of the property is accessed exclusively on foot and enjoys pleasant views overlooking Bowthorpe Hall Parkland, featuring a low-maintenance gravelled garden enclosed by a picket fence. The rear garden offers a fully enclosed, private area with a neatly kept lawn and a substantial paved patio, perfect for outdoor seating and dining. Steps lead up to the rear, providing access to an allocated parking space. Please note that the garage is excluded from the rental agreement and will be retained by the landlord for storage purposes. The home is warmed by gas-fired central heating and features uPVC double glazing throughout.

LOCAL AREA AND FACILITIES

Located in the popular Three Score area of North and West Earlham, Tolye Road offers an exceptionally convenient position for local amenities and employment hubs. The property is within easy reach of the University of East Anglia and the Norfolk and Norwich University Hospital, making it highly sought after by academics and medical professionals. Nearby educational facilities include St Michael's VA Junior School and Ormiston Victory Academy. Shopping and leisure options are abundant, with the Longwater Retail Park situated a short drive away, providing access to major supermarkets, retail outlets, and dining establishments. The area benefits from excellent public transport links and easy access to the A47 bypass, ensuring straightforward commuting to Norwich city centre and the wider road network. The immediate local environment features plenty of green spaces, most notably the adjacent Bowthorpe Hall Parkland.



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		87
(81-91) B		
(69-80) C	74	
(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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