ARLINGTON PARK

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## ONLINE ENQUIRIES ONLY

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online through this listing.

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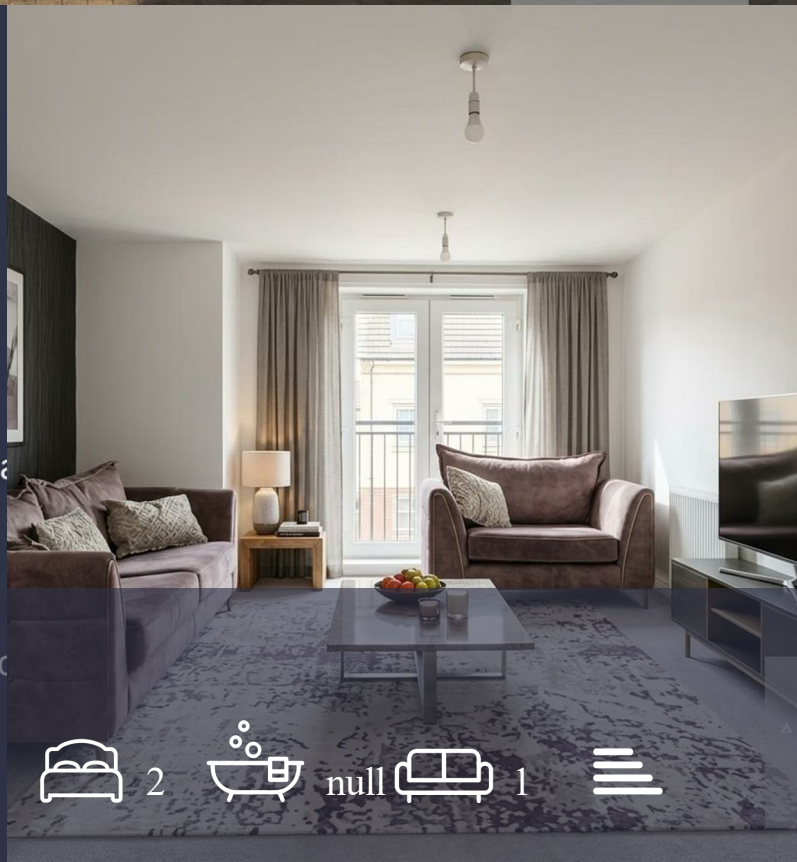
ving your enquiry before a viewing can be sched

# Dunnock Court Dunnock Drive

, Norwich, NR8 5FG

£1,000 Per Calendar Month



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**Arlington Park is delighted to present this well-appointed two-bedroom first-floor apartment, located in the sought-after Queen's Hills development in Costessey. Offering bright and contemporary living spaces, the property is perfectly suited for professionals or couples seeking a modern lifestyle close to local amenities. With excellent transport links and nearby natural spaces, this home provides both convenience and comfort.**

- First-floor modern apartment
- Two well-proportioned bedrooms
- Spacious reception room with Juliette balcony
- Situated in the popular Queen's Hills development
- Three-piece family bathroom with shower over bath
- Kitchen with integrated cooking appliances
- Gas Central Heating and Double Glazing
- Allocated parking space

## DESCRIPTION

As shown on the floorplan, the property opens into a welcoming central entrance hall featuring a convenient storage cupboard. The layout flows naturally into a spacious reception room, characterised by a dark textured feature wall and double French doors that open to a Juliet balcony, allowing for plenty of natural light. Adjoining the reception room is a well-designed kitchen, complete with modern white gloss fitted cabinets, contrasting grey worktops, a stainless steel sink, and an integrated gas hob with an under-counter oven and stainless steel extractor hood.

The apartment accommodates two versatile bedrooms. The principal bedroom is generously proportioned, featuring neutral carpets and large sliding doors leading to its own Juliet balcony. The second bedroom offers a flexible space, finished with neutral decor and a large window providing ample natural light. Completing the accommodation is a contemporary family bathroom, fitted with a white three-piece suite including a wash basin, a WC, and a bath equipped with a glass screen and overhead shower, complemented by stylish dark grey tiled splashbacks. The property benefits from gas central heating, with radiators visible throughout, and double glazing. Externally, the modern brick-built development features well-maintained communal grounds and paved parking area with allocated parking space

## LOCAL AREA AND FACILITIES

Located in the popular Queen's Hills area of Costessey, Dunnock Drive offers a fantastic community environment with easy access to a range of local facilities. The nearby Longwater Retail Park provides an array of supermarkets, retail outlets, and leisure options. Families will appreciate the proximity to local schools, including Queen's Hill Primary School which is situated just 300 metres away, and Ormiston Victory Academy located 2.4 kilometres from the property.

For outdoor enthusiasts, the surrounding area provides access to local green spaces and woodland walks. Transport links are highly convenient, with regular bus routes serving the area and providing connections into the city, while Norwich railway station is situated approximately 9.2 kilometres away.

## KEY INFORMATION

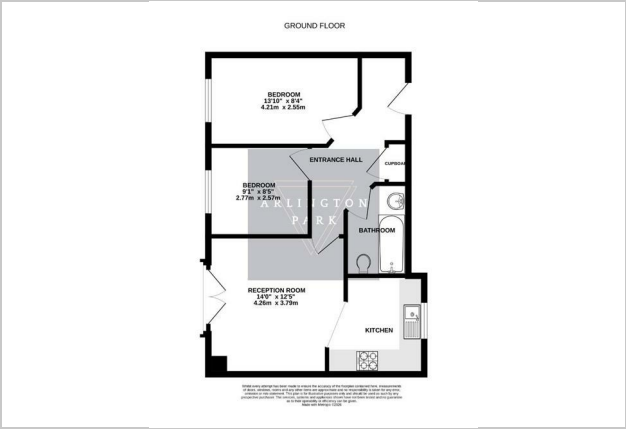
EPC Rating: B

Council Tax Band: B

Local Authority: South Norfolk Council

Broadband: Superfast broadband is available in this area with typical speeds between 14.72 Mbps and 65.02 Mbps

Material Information: Mains gas, electricity, and water are connected.

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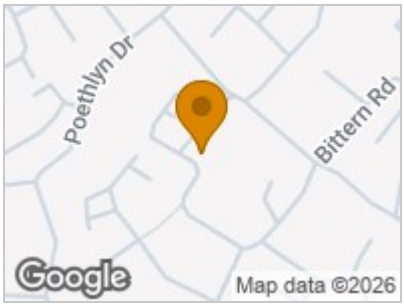


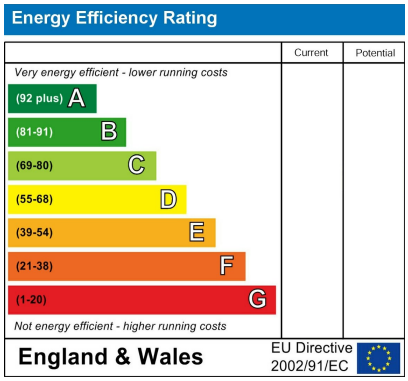


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