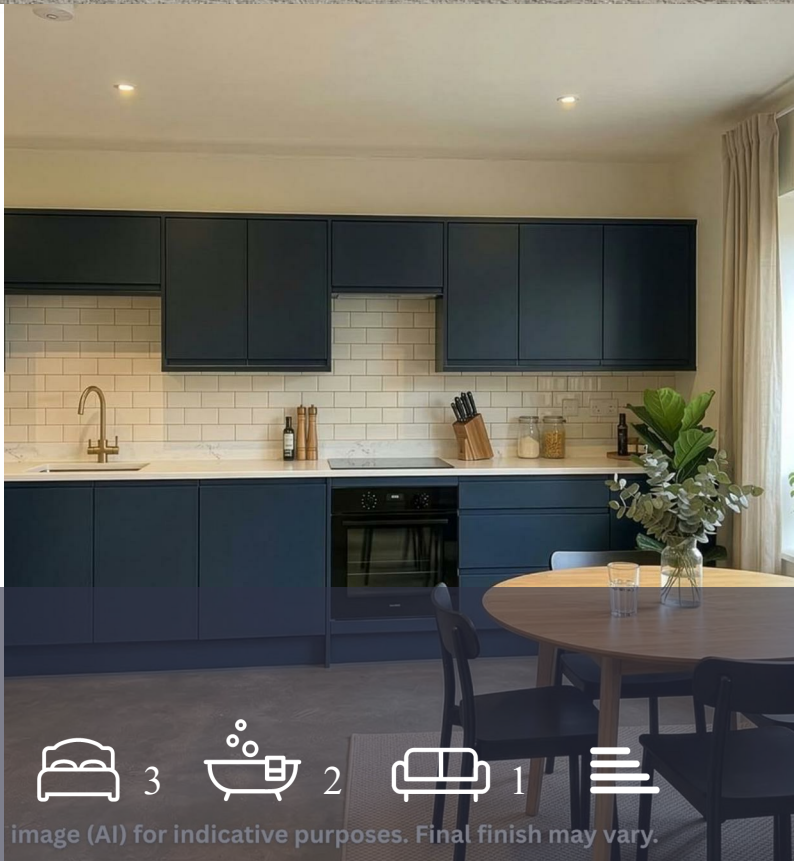


ARLINGTON
PARK



NORWICH
OASIS

238 Dereham Road
Norwich, NR2 3TL
Price £340,000



3 2 1

PLOT 2 - THREE BEDROOM TERRACE - NORWICH OASIS A stunning new collection of two and three-bedroom terraced houses and two-bedroom apartments set in Norwich's highly sought-after Golden Triangle (NR2). Blending classic neighbourhood charm with exceptional modern design, these homes offer generous living space, quality finishes, and master en-suites. Future-proofed with Air Source Heating, double glazing, and dedicated parking with EV charging points, they promise low running costs. Enjoy effortless city living, situated within a short walk of the city centre, local independent shops, and excellent transport links.

- Brand New Urban Three Bedroom House
- Air Source Heating
- En-Suite to Master Bedroom
- Contemporary Bathroom
- Parking Space with EV Charger
- Underfloor Heating to Ground Floor
- Stylish Kitchen by Howdens



Computer generated image (AI) for indicative purposes. Final finish may vary.

Discover the perfect blend of classic Norwich charm and modern, sustainable living with this exclusive collection of two & three bedroom terraced houses and two bedroom apartments. Located in the highly sought-after Golden Triangle (NR2), these homes offer generous space, high-quality finishes, and superb urban connectivity.

Defined by contemporary style and sustainable living, these newly built properties offer a sophisticated canvas for modern life. From the striking Anthracite architectural detailing to the high-specification Howdens kitchens, every element has been chosen for its enduring quality and visual appeal. Residents will enjoy the ultimate in energy efficiency and comfort thanks to advanced air source heat pumps and luxury underfloor heating across the ground floor. Whether you are choosing a spacious house with EV charging capabilities or a refined apartment, these homes are perfectly designed for the future.

These homes have been thoughtfully designed and constructed to complement the local streetscape while delivering a future-proof, low-maintenance lifestyle.

- Generously Proportioned: Spread over two storeys, these modern terrace houses provide flexible, spacious family living.
- Master Ensuite: The main bedroom features a private ensuite bathroom, offering a perfect sanctuary away from the hustle of daily life.
- Sustainable & Efficient: Equipped with a modern Air Source Heating system and high-quality double glazing throughout, guaranteeing lower running costs and a reduced carbon footprint.
- Aesthetic Appeal: The architecture is built in keeping with the local area, ensuring the homes integrate seamlessly into the characterful Golden Triangle neighbourhood.
- Premium Finishes: Enjoy quality kitchens and bathrooms featuring stylish fixtures and contemporary design.

Connectivity & Convenience

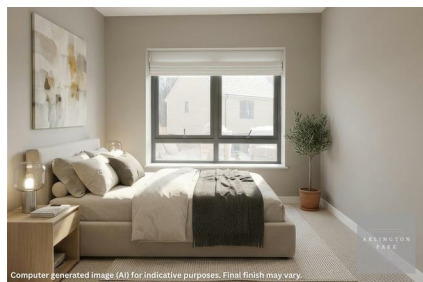
Enjoy the unrivalled benefit of living in one of Norwich's most popular urban areas:

- Exceptional Location: Situated in the renowned Golden Triangle (NR2), famous for its independent shops, cafes, and community atmosphere.
- Effortless Commuting: Excellent access to public transport and just a short, pleasant walking distance to Norwich City Centre and all its amenities.
- Eco-Friendly Parking: Each home benefits from a dedicated private parking space complete with a ready-to-use EV charging point.
- Outdoor Space: Secure and practical: the properties feature both front and rear gardens, with a dedicated bike store conveniently located in the rear garden.

Discover Your New Home

The Golden Triangle offers a perfect balance—a bustling urban setting within a safe, community-focused neighbourhood. Don't miss this rare opportunity to acquire a spacious, modern, and energy-efficient home in Norwich's premier residential district.

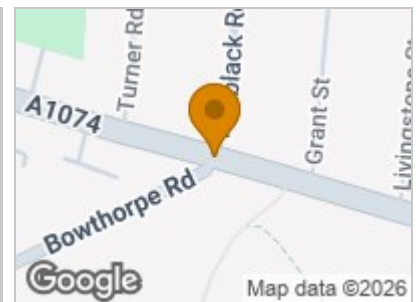
For floor plans, price lists, and to register your interest for a viewing, please contact our sales team today.



Computer generated image (AI) for indicative purposes. Final finish may vary.



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		EU Directive 2002/91/EC	