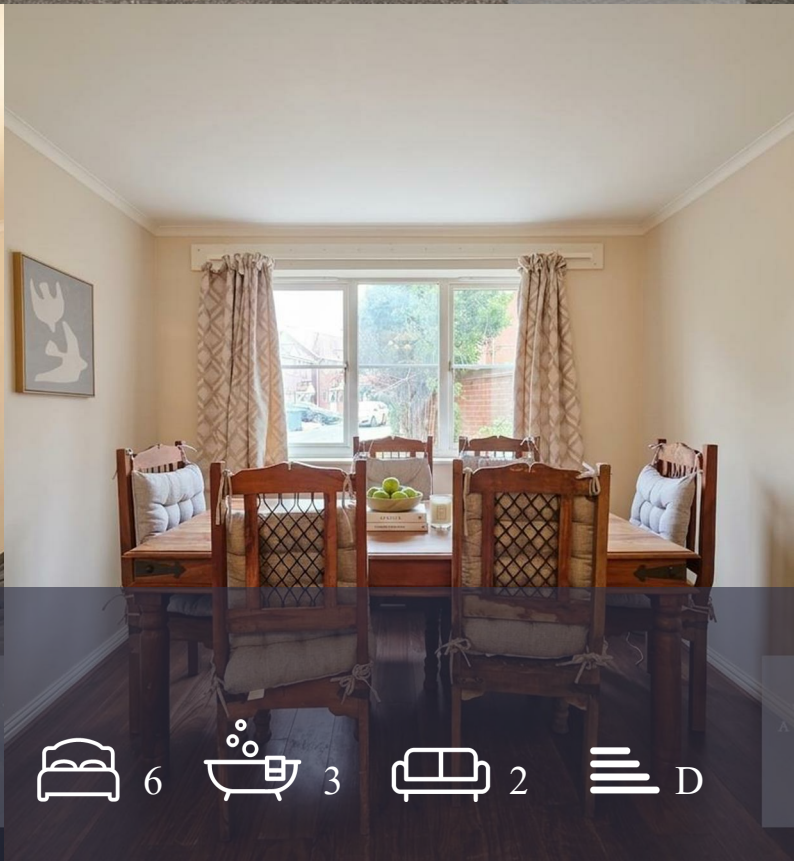




41 Mardle Street  
, Norwich, NR5 9HU  
£2,800 Per Month



6 3 2 D

**Fully furnished six-bedroom licensed house of multiple occupation located on Mardle Street, perfectly positioned for students and working professionals. This spacious detached property offers comfortable communal living, ample off-road parking, and an established rear garden, providing an ideal base near the University of East Anglia and the Norfolk and Norwich University Hospital. To provide a hassle-free lifestyle, inclusive bill packages featuring high-speed WiFi are available for prospective tenants.**

- Substantial six-bedroom detached property available to let
- Inclusive bill packages available separately, covering utilities and high-speed internet
- Well-equipped kitchen featuring a breakfast bar
- Enclosed rear garden complete with a patio and barbecue
- High-quality, fully furnished accommodation designed for shared living
- Generous communal lounge and dedicated dining space for socialising
- Two full bathrooms alongside an additional ground floor cloakroom
- Off-road parking provided by a driveway and a detached single garage



**DETAILED DESCRIPTION**

Upon entering the property, the central hallway leads to a highly practical layout tailored for shared living. The ground floor features a spacious communal lounge with wood-effect flooring, a comfortable seating area, a feature fireplace surround, and a wall-mounted television. This flows into a dedicated dining area with a large wooden table, perfect for group meals. The adjoining kitchen is fitted with classic shaker-style cabinetry, tiled flooring, a gas hob, a freestanding washing machine, and a tall fridge-freezer. A convenient breakfast bar and a large wall-mounted chalkboard add functional charm to the cooking space.

The ground floor also accommodates two well-proportioned bedrooms, one of which benefits from sliding patio doors providing direct access to the rear garden, alongside a cloakroom.

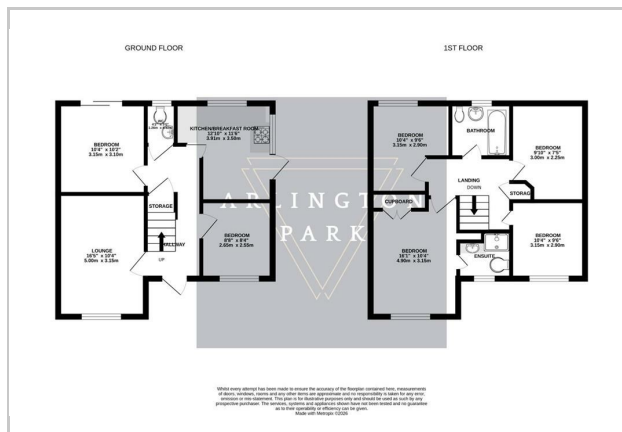
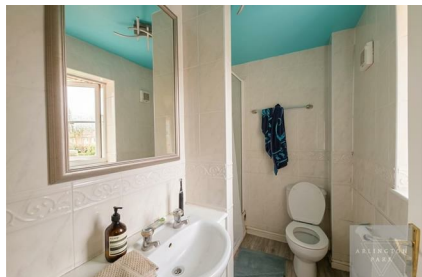
The first floor comprises the remaining four bedrooms and the primary washing facilities. Each bedroom is brightly decorated and thoughtfully furnished with a bed, a study desk, and storage furniture. The largest first-floor bedroom is notably spacious, featuring extensive built-in mirrored wardrobes and an exclusive en-suite shower room. A family bathroom serves the other rooms, offering a shower over the bath.

The home is centrally heated, with the boiler neatly situated in the kitchen.

Externally, the property boasts a mature, enclosed rear garden that features a lawn, established shrubs and a paved patio area, offering an excellent outdoor space. To the front, a low-maintenance garden, a detached single garage, and a block-paved driveway ensuring off-road parking for multiple vehicles.

**LOCAL AREA AND FACILITIES**

Mardle Street is situated in the highly popular Three Score area of Bowthorpe in Norwich. This location is exceptionally convenient for students and healthcare professionals, being within easy reach of the University of East Anglia (UEA) campus and the Norfolk and Norwich University Hospital. The area benefits from reliable public transport links into the city centre, making commuting straightforward. Residents have access to excellent local amenities, including the nearby Bowthorpe Shopping Centre, which hosts a supermarket and various everyday shops. For leisure and outdoor activities, the expansive Bowthorpe Southern Park and the picturesque Yare Valley walk are located close by, providing ample green space for exercise and relaxation.



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			
		60	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	