



ONLINE ENQUIRIES ONLY

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

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

14 Willow Lane

Norwich, NR2 1EU

£950 Per Month



A rare opportunity to let a charming early 19th-century Grade II listed maisonette situated in the heart of Norwich city centre. Arranged over the ground and lower ground floors, this unique property perfectly blends historical character with modern conveniences. It offers an ideal urban retreat for professionals seeking a prime location with immediate access to vibrant city amenities.

- Grade II listed period maisonette
- Prime city centre location (NR2)
- Arranged over ground and basement levels
- One double bedroom with en-suite shower room
- Two well-appointed bathrooms in total
- Period features including exposed beams and arched windows
- Ultra-fast broadband availability in the area
- Offered in excellent decorative order



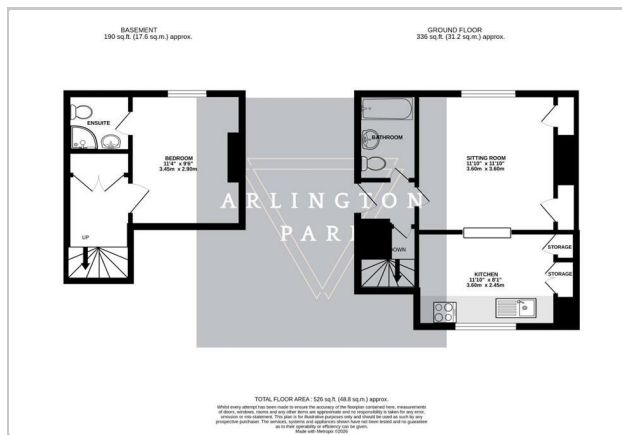
DETAILED DESCRIPTION

This distinctive period maisonette offers approximately 526 square feet of living space, thoughtfully arranged over two floors. Upon entering the ground floor, you are greeted by a well-proportioned sitting room measuring 11'10" x 11'10", which benefits from natural light streaming through a large multi-pane sash window complete with traditional shutters. The room is finished with neutral carpeting and features an elegant decorative fire surround. Adjacent to the sitting room is the kitchen, measuring 11'10" x 8'1", which includes practical built-in storage spaces. The ground floor also accommodates the main bathroom, beautifully appointed with light beige tiling, a heated towel rail, a WC with a concealed cistern, and a modern bath with a glass screen and shower overhead, all complemented by a stylish wood-topped vanity basin.

Stairs lead down to the basement level, which houses the primary bedroom suite. Measuring 11'4" x 9'6", the bedroom is rich in character, showcasing a striking exposed wooden ceiling beam and a beautiful arched window. This lower level also features a rustic timber fireplace surround housing a log burner, adding a cosy, historic feel to the space. The bedroom is served by a fully tiled en-suite shower room, which includes a contemporary corner shower cubicle, a pedestal wash basin, and a WC. Throughout the property, the condition is excellent, featuring neutral decor that highlights the historic architectural details. Outside, residents have access to a shared side courtyard area with an outbuilding.

LOCAL AREA AND FACILITIES

Located on Willow Lane in the highly desirable NR2 postcode, the property is positioned right in the heart of Norwich. The historic Norwich Lanes, known for their independent boutiques, cafes, and restaurants, are just a short walk away. For comprehensive shopping, Chantry Place and the famous Norwich Market are practically on the doorstep. The area boasts excellent leisure facilities, with Chapelfield Gardens providing a nearby green space for relaxation. Transport links are exceptional, with multiple local bus routes accessible from the city centre and Norwich Railway Station located just over a mile away, offering direct services to London Liverpool Street and Cambridge. The central location also provides convenient access to local amenities, entertainment venues, and cultural landmarks.



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	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	