



ONLINE ENQUIRIES ONLY

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Just complete the short questionnaire emailed with your enquiry before a viewing can be scheduled.
14a Willow Lane
Norwich, NR2 1EU

£1,200 Per Month



Nestled in a highly sought-after central Norwich location, this elegant two-bedroom duplex apartment offers a perfect blend of period charm and modern convenience. Arranged over the first and second floors, the property boasts beautifully bright, generously proportioned rooms with original features throughout. Offered to the market, this is a fantastic opportunity for professionals, investors, or those seeking a prime city-centre lifestyle in the heart of NR2.

- Two well-proportioned double bedrooms
- Fitted shaker-style kitchen with a classic butler sink
- Beautifully polished original wooden floorboards
- Private ground floor entrance with a winding staircase
- Substantial sitting room with feature fireplace
- Wealth of period features including large sash windows
- Gas central heating with traditional cast-iron style radiators
- Prime central Norwich location within the NR2 postcode



DETAILED DESCRIPTION

Accessed via a private ground floor entrance, an elegant winding staircase with a polished curved wooden handrail leads you up to the first-floor landing, benefiting from a large sash window that frames lovely green views. The heart of the home is the remarkably spacious sitting room, flooded with natural light from two large sash windows. This impressive space is bursting with period character, showcasing polished original wooden floorboards, ornate ceiling roses with chandelier light fittings, and an attractive focal fireplace flanked by bespoke built-in arched alcove shelving and cabinetry. Traditional cast-iron style radiators perfectly complement the room's historic appeal.

Adjacent to the sitting room is the inviting kitchen, which successfully combines classic aesthetic with modern practicality. It features cream shaker-style base and wall cabinetry, dark contrasting countertops, and a traditional white ceramic butler sink. Integrated appliances include a stainless steel double oven and a four-ring gas hob with an extractor hood, all finished with an eye-catching, typographic metro-tile splashback.

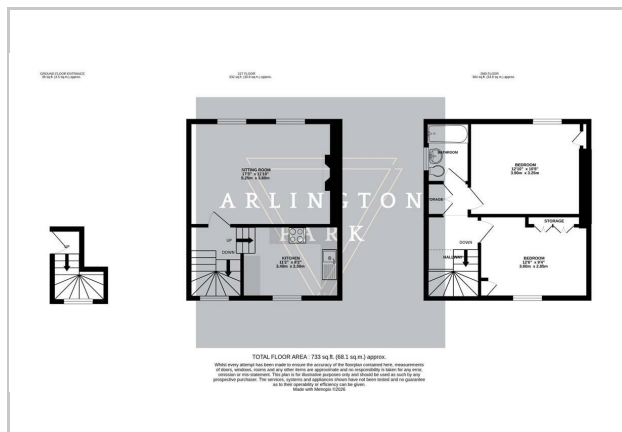
Continuing up the stairs to the second floor, the property offers two comfortable bedrooms and a bathroom. The principal bedroom is a generously sized double, decorated in soft neutral tones with plush carpeting, and benefits from a large built-in wardrobe with sliding doors. The second bedroom also accommodates a double bed, features neutral decor, and is naturally lit by a charming sash window. A family bathroom, conveniently situated off the second-floor landing as indicated by the floorplan, completes the internal layout. While no dedicated parking is allocated on the plan, on-street permit parking is typically available in this area subject to local authority application.

LOCAL AREA AND FACILITIES

Situated on Willow Lane in the prestigious NR2 postcode, this property is perfectly positioned for enjoying the vibrant lifestyle of central Norwich. The renowned Golden Triangle is just a short walk away, famous for its thriving community, artisan cafes, independent boutiques, and classic local pubs.

The historic city centre is virtually on your doorstep, offering extensive retail options at Chantry Place and the iconic Norwich Market, alongside exceptional dining and cultural venues like The Forum and Norwich Theatre Royal. For outdoor leisure, Chapelfield Gardens provides a beautifully maintained green space nearby, while the much larger Eaton Park is also easily accessible.

Transport links are excellent, with regular city bus services running nearby. Norwich Railway Station is within easy reach, providing direct, regular services to Cambridge and London Liverpool Street. Families will also appreciate the proximity to highly regarded local schooling, including the Avenue Junior School and City of Norwich School (CNS).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ARLINGTON PARK

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