



TO LET ONLY - SINGLE OCCU

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10 Dunlin Drive

, Cringleford, NR4 7PX

£690 Per Calendar Month



Enjoy a hassle-free living experience in a double Ensuite room in a Cringleford professional house share near NNUH and local shops, with all bills covered, available from May 2026. **SINGLE OCCUPANTS ONLY**

- SINGLE OCCUPANTS ONLY
- Ensuite Room



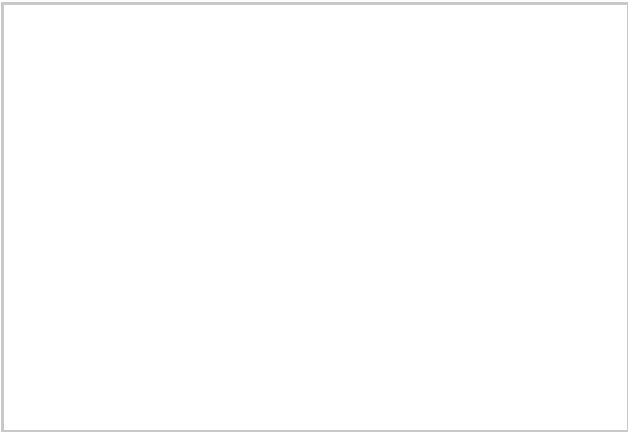
Ensuite Double Room in Cringleford - Walk to NNUH

An ensuite double bedroom is available in this modern, four-bedroom professional house share, ideally located within walking distance of the Norfolk and Norwich University Hospital (NNUH).

The property features a spacious, contemporary kitchen with a dining area and provides access to a rear garden. Situated in the sought-after area of Cringleford, this room is perfect for professionals.

The rent is fully inclusive of all bills: gas, electricity, water, council tax, internet, and a communal TV licence.

Please note, all rooms are for single occupancy only; couples and pets are not permitted. To reserve the room, a holding deposit of one week's rent is required. The security deposit is one month's rent, held with the Tenancy Deposit Scheme (TDS). The property is managed by Arlington Park East Ltd, a member of the Propertymark Client Money Protection scheme and The Property Redress Scheme.



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 firms 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		
	78	
England & Wales		
EU Directive 2002/91/EC		