



ARLINGTON
PARK



52 Brazen Gate

, Norwich, NR1 3SB

£1,650 Per Month



ONLINE ENQUIRIES ONLY

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

ust complete the short questionnaire emailed
ing your enquiry before a viewing can be scheduled.



This superbly presented four bedroom, three-storey townhouse is perfectly positioned in the heart of Norwich city centre. Offering spacious, neutrally decorated interiors, an enclosed south-facing courtyard garden, and the rare benefit of two allocated parking spaces, it provides an ideal home for modern living. The property is offered in great condition throughout, enjoying immediate access to vibrant local amenities and excellent transport links.



DESCRIPTION

Step inside this exceptional red brick townhouse to discover a bright, neutrally decorated hall entrance that sets the tone for the rest of the home. The ground floor features a convenient downstairs cloakroom and a contemporary kitchen and diner. This kitchen offers tiled flooring, ample storage within modern base and wall units, and built-in appliances including an oven, gas hob, washing machine, and fridge freezer, alongside plenty of space for a breakfast table. To the rear, the spacious lounge is finished with smart wood-effect flooring. It includes a practical under stairs storage cupboard and uPVC double patio doors that flood the room with natural light and open directly into the courtyard.

The first floor hosts two double bedrooms off the central landing. Both bedroom three and bedroom four are well-proportioned and feature plush grey carpets. These rooms are served by a family bathroom fitted with a matching white three-piece suite, vinyl flooring, a heated towel rail, and a shower over the bath with a glass screen.

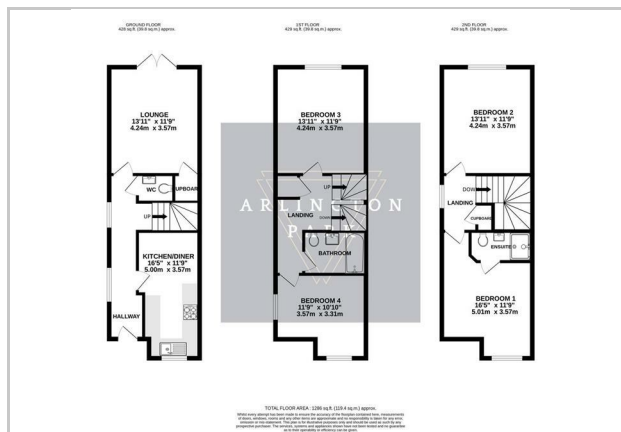
The second floor completes the internal accommodation with two further bedrooms, ensuring that all four bedrooms within this townhouse are generously sized doubles. Bedroom one acts as the master suite and benefits from its own en-suite facility complete with a walk-in shower. Bedroom two sits at the front of the property. The images highlight a bright and airy feel throughout, with crisp white walls, white panelled doors, and modern grey carpets on the stairs, landings, and all bedrooms.

Externally, the property features an easy maintenance, south-facing courtyard garden. Fully paved with a patio area and enclosed by sturdy timber fencing, it provides a private space for outdoor relaxation. A rear gate leads directly out to a block paved parking area where the property benefits from two allocated parking spaces, with permit parking also permitted for visitors. The home is warmed by gas central heating, with modern radiators visible throughout the property.

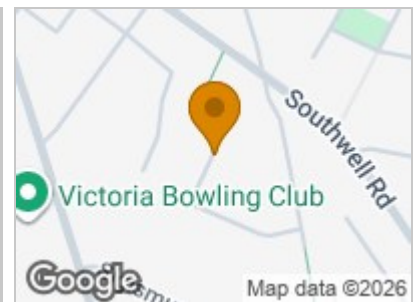
LOCAL AREA AND FACILITIES

Brazen Gate is situated just south of Norwich city centre, placing residents within easy walking distance of the city's key amenities. The area benefits from immediate proximity to the city's main shopping streets, independent boutiques, cafes, and restaurants, making everyday errands straightforward. For outdoor space, the property sits close to a communal green and children's play park, and is well placed for access to other local parks.

Transport links are particularly strong in this location. Norwich train station is just a few minutes away, providing regular commuter services to London and regional destinations. Multiple local bus routes connect the area to surrounding neighbourhoods, and Norwich Airport is a convenient 10 to 15 minute drive for domestic and international flights. For families and students, the location is within reach of state, faith, and independent schools, as well as being easily accessible to the University of East Anglia (UEA) via a short bus ride or drive.



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		79	83
(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	

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