



## 12 Dolphin Road, Norwich - NR5 0UR

£180,000 - £190,000 Leasehold

Located on the ground floor, this two-bedroom flat offers a comfortable and convenient living space. It features an enclosed garden, a summer house with electricity, and two allocated parking spaces. The family shower room has been recently refurbished, adding modern style. With easy access to Norwich city centre, the hospital, and excellent transport links, it is an ideal home for those seeking both practicality and comfort.



## Location

Dolphin Road is situated in the quiet residential area of Old Costessey, on the edge of Norwich. It offers easy access to the city centre while maintaining a peaceful, suburban atmosphere. Commuting is simple with nearby transport links, including regular bus services and convenient road connections. Local amenities, such as schools, shops, and parks, are within easy reach, making it an ideal location for families. The area also boasts green spaces and scenic walking routes, providing a relaxing environment just moments from Norwich's city centre. Norfolk and Norwich University Hospital is also within close proximity, offering convenient healthcare access.



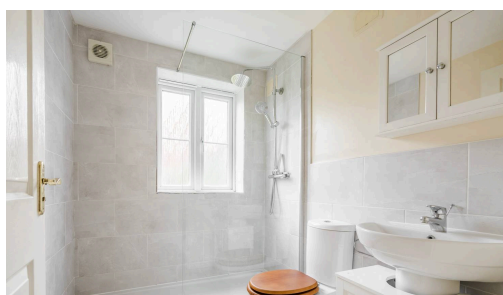
## Agents notes

We understand the property will be sold leasehold , connected to mains services water, electricity , gas and drainage.

Heating system- Gas-fired central heating

Years left on the lease- More than 100 years

Council Tax Band- B



## Dolphin Road, Norwich

Upon entering through the entrance hall, you are greeted by a spacious open-plan lounge and kitchen area designed to maximise natural light and create a welcoming atmosphere.

The kitchen is equipped with built-in cupboards, ample counter space, and a tiled backsplash, providing functionality and style for everyday living.

Cosy and inviting, the lounge area features soft carpeting, making it the perfect space to relax and unwind.

Moving through to the hallway, you'll find a convenient cupboard providing additional storage space. The property features two well-appointed bedrooms, with the master bedroom offering a generous built-in wardrobe for ample storage solutions.

Recently refurbished, the family shower room is elegantly tiled and equipped with modern fixtures, offering both style and practicality.

For added convenience, the property features double glazing throughout.

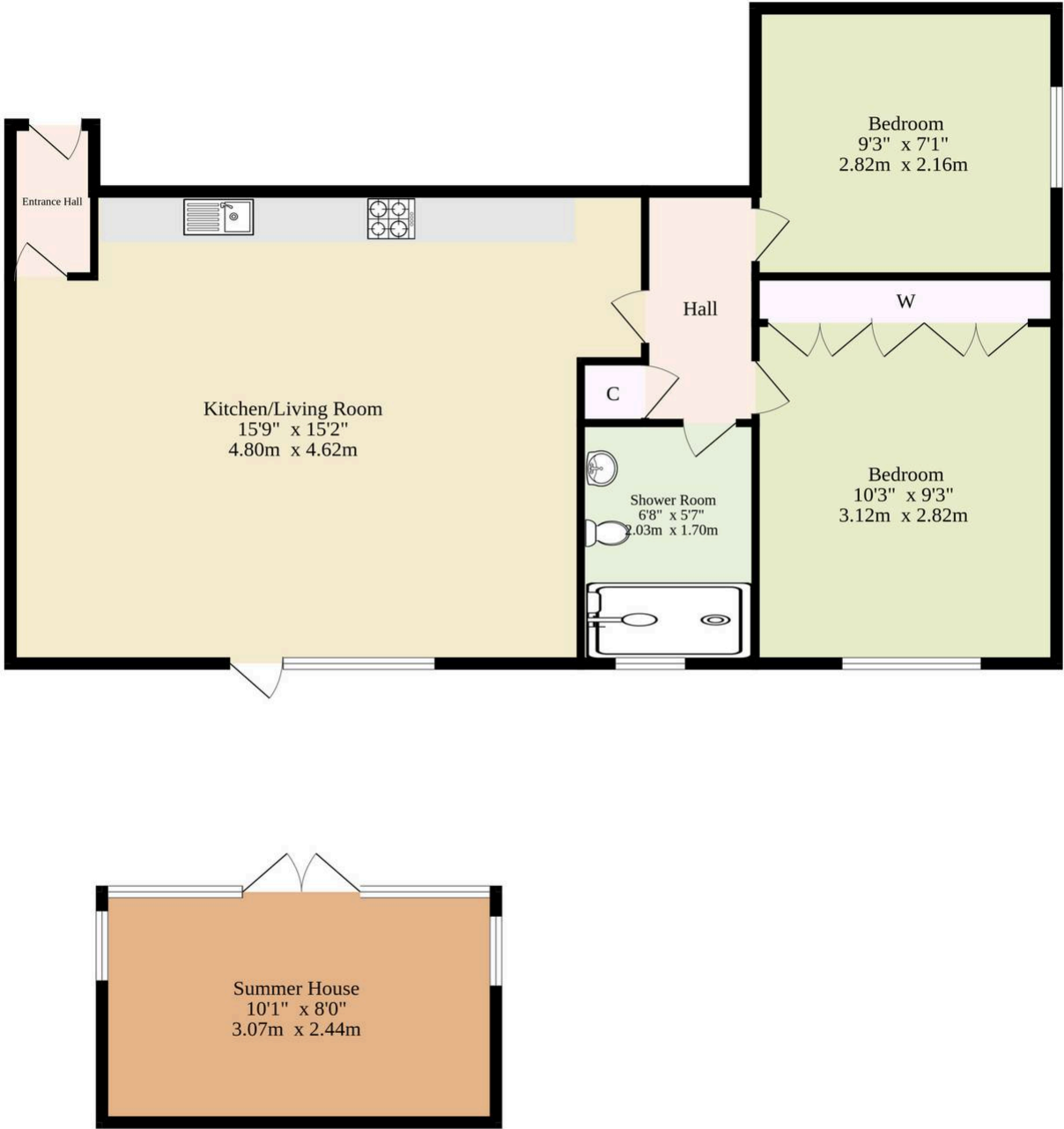
Stepping outside, you'll find the enclosed rear garden, a great space for outdoor relaxation. The paved area creates an ideal spot for dining or entertaining guests. A summer house with electricity offers a versatile area that could be used as a home office, studio, or craft room, catering to various lifestyle needs.

Two allocated parking spaces, arranged in tandem, offer convenient parking for residents and guests.





**Ground Floor**  
**581 sq.ft. (54.0 sq.m.) approx.**



**TOTAL FLOOR AREA : 581 sq.ft. (54.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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