



## White House, Arlington Lane, Norwich

Guide Price £875,000



# White House, Arlington Lane

Norwich, Norwich

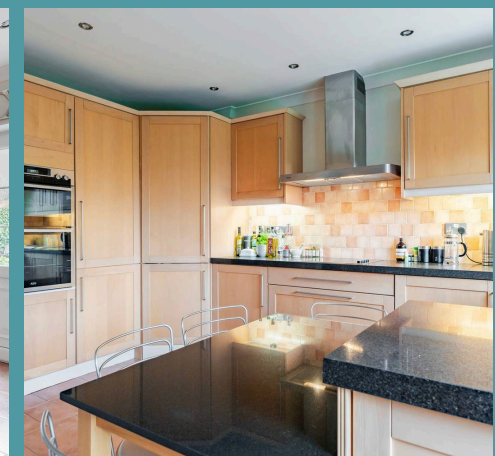
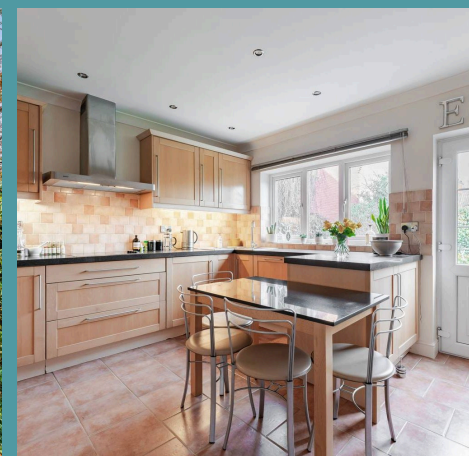
\*Guide Price £875,000 - £900,000\* Presenting to the market this exquisite detached residence in the highly sought-after area of Norwich NR2, a short walk away from the city centre. It offers a rare opportunity to acquire a beautifully designed family home, that the current owners have happily lived in for the past 15 years. Showcasing a delightful interior, with two grand reception rooms, a kitchen/breakfast room, four sizeable bedrooms and versatile accommodation. The exterior is equally as impressive, with maintained gardens and a winding driveway, situated just off a private lane. Don't miss the chance to acquire this stunning home and experience all it has to offer.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E







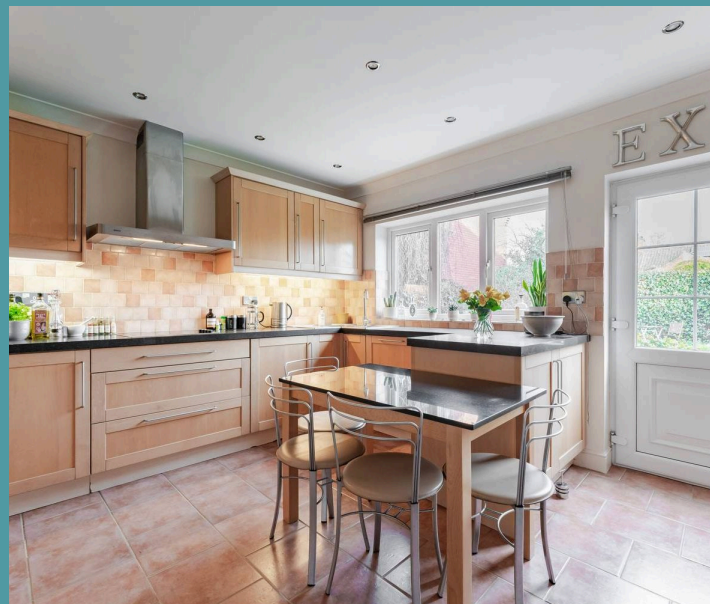
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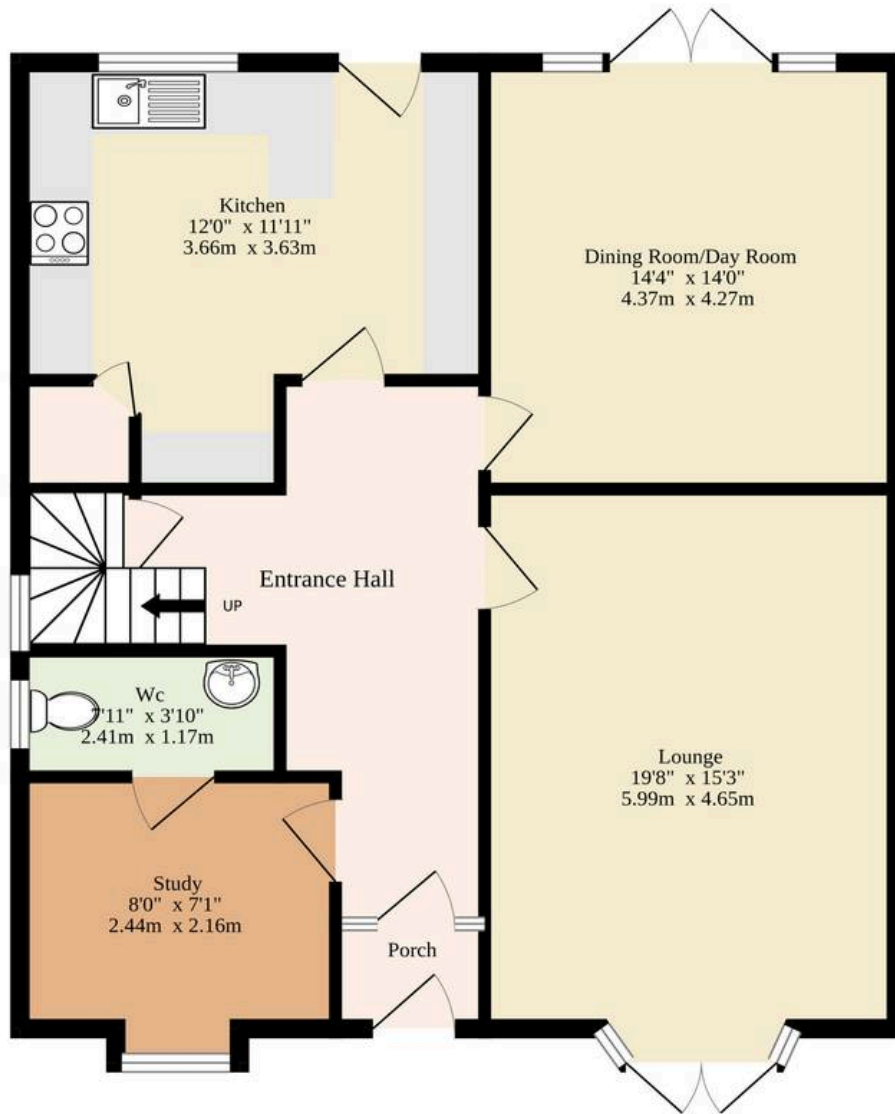
### Location

Norwich NR2 is a postcode district in the city of Norwich, located in Norfolk. The area is situated to the west of Norwich city centre, within walking distance, and includes both residential and commercial properties. Key locations within NR2 include the popular neighbourhoods of Golden Triangle, a vibrant area known for its period houses, leafy streets, and an array of independent shops, cafes, and bars. The area is also home to several parks, including the expansive Heigham Park, and is well-served by public transportation. NR2 is a desirable location for professionals, families, and students, with easy access to Norwich's educational institutions, such as Norwich city college, Norwich high for girls, the University of East Anglia and Nursery's, with cultural landmarks like Norwich Castle and the Theatre Royal. The district benefits from a mix of

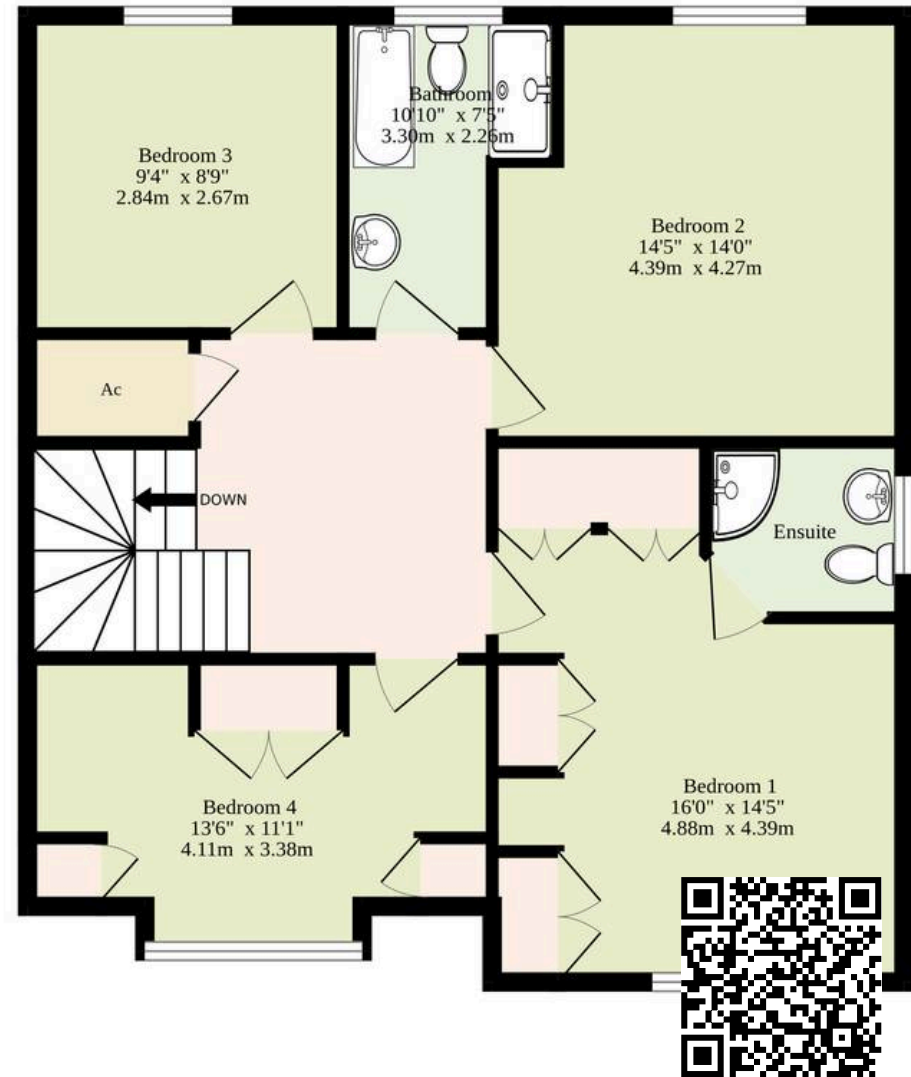




**Ground Floor**  
965 sq.ft. (89.7 sq.m.) approx.



**1st Floor**  
941 sq.ft. (87.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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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