



22 Dell Crescent, Norwich

In Excess of £95,000



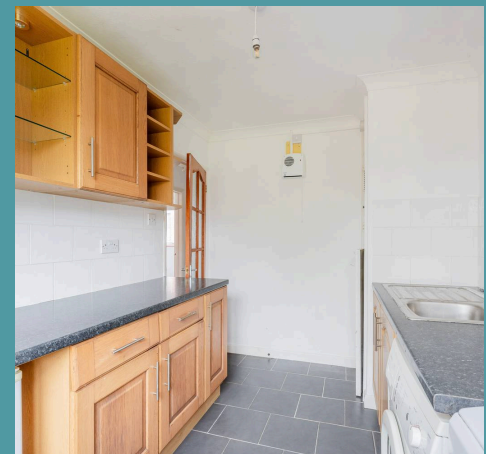
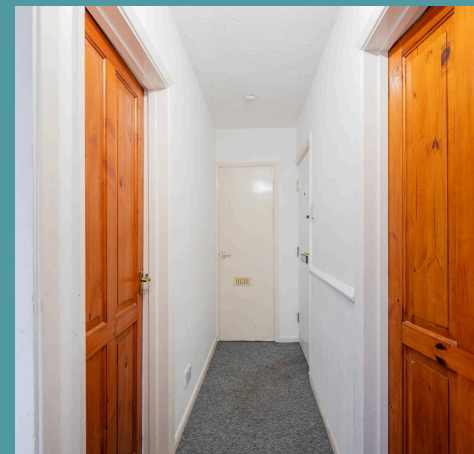
# 22 Dell Crescent

## Norwich

This well-located one-bedroom flat is perfect for those seeking convenience and accessibility, with close proximity to the University of East Anglia, Norfolk and Norwich Hospital, and the city centre. Its practical layout includes a double bedroom, a lounge, and a kitchen, all complemented by neutral décor for easy personalisation. Additional features such as an outside storage room and an allocated garage provide added utility and value. With excellent transport links, including the A47 and nearby bus routes, this property is an ideal choice for professionals, students, or anyone needing a well-connected home.

## The Location

Dell Crescent is situated in a fantastic location, with easy access to the Norfolk & Norwich Hospital and University. For those who require an easy commute, the property is within a 5 minute walk of a frequent bus route into the city centre alongside the A47 offering seamless access, making it a prime choice for busy professionals. Furthermore, the proximity to Norwich City provides access to a myriad of additional amenities, from dining options to cultural attractions.







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Perfectly situated to the west of the city, this charming one-bedroom flat is ideal for professionals, students, or anyone seeking proximity to the University of East Anglia, Norfolk and Norwich Hospital, or the city centre.

With excellent access to major road links such as the A47 and a great bus route nearby, this property offers unparalleled convenience for commuting and city living. Inside, you'll find a double bedroom, a well-sized lounge, a practical kitchen, and a neutral décor throughout, making it easy to move in and personalise to your taste. Additionally, a separate outside storage room provides extra utility, perfect for clothes drying or general storage.

This flat also benefits from an allocated garage, adding valuable parking or storage space—a rare find in such a prime location. The property's straightforward layout and practical features ensure it caters to a range of lifestyles, whether you need a city-base or a home close to key employers like the UEA or NNUH. Combine this with its accessible location and easy access to amenities, and this flat represents a fantastic opportunity for anyone seeking convenience and value in a sought-after area.

