

Poethlyn Drive, Costessey Norwich NR8 5ET



welcome to

Poethlyn Drive, Costessey Norwich

A SUPERB IMMACULATELY PRESENTED FIE BEDROOM, THREE STOREY DETACHED FAMILY HOME situated in the centre of this popular north city development with garage, driveway and a lawned rear garden. It is being sold with the added benefit of NO ONWARD CHAIN. *Viewings are highly recommended not to miss out!!*













Entrance Door

Into entrance hall, stairs to first floor, radiator and smooth plastered ceiling.

Cloakroom

Wash hand basin, W/C, radiator and tiled splashbacks.

Study

10' 9" $\mathbf{\bar{x}}$ 8' 6" (3.28m x 2.59m) UPVC bay window to front aspect and radiator.

Lounge

19' 9" \bar{x} 11' 2" (6.02m x 3.40m) Double aspect UPVC windows to front aspect and double doors to rear.

Kitchen/ Diner

16' 7" x 10' 10" (5.05m x 3.30m) Fully fitted comprehensive range of eye and base level kitchen units, rolled top work surfaces, tiled splashbacks, inset one and a half bowl sink unit, built in stainless steel hob, stainless steel double oven, built in fridge/ freezer, smooth ceiling, radiator, tiled flooring, UPVC window to side aspect and double doors to rear garden.

Utility Room

6' 8" x 5' 2" ($2.03m \times 1.57m$) Plumbing for washing machine, stainless steel sink unit, space for fridge/ freezer, gas fired boiler for heating and hot water and window to rear.

First Floor Landing

Airing cupboard, radiator and UPVC window to front aspect.

Bedroom One

13' x 11' 6" (3.96m x 3.51m) Two double built in wardrobes, radiator, smooth ceilings, UPVC window to front aspect and door to ensuite:-

Ensuite

Shower cubicle with inset mains fed shower, wash hand basin, W/C, tiled splashbacks, radiator and UPVC window to rear aspect.

Bedroom Two

11' 6" x 9' 8" (3.51m x 2.95m) UPVC window to rear aspect, radiator and smooth plastered ceilings.

Bedroom Three

9' 11" x 8' 2" (3.02m x 2.49m) UPVC window to rear aspect and radiator.

Bathroom

Bath, wash hand basin, W/C, radiator, smooth plastered ceiling, extractor fan and UPVC window to rear aspect.

Second Floor Landing Bedroom Four

13' 7" x 10' 5" (4.14m x 3.17m) Double aspect with windows to front and rear aspects, radiator and smooth ceilings.

Bedroom Five

11' 4" x 10' ($3.45m\ x\ 3.05m$) Triple wardrobe and UPVC window to rear and side aspects.

Shower Room

Shower cubicle with inset mains fed shower, wash hand basin, W/C, tiled splashbacks and radiator.

Exterior

To the front, there is a garage with driveway parking.

To the rear, the property has an excellent sized rear garden mainly laid to lawn with paved patio and enclosed by fencing.





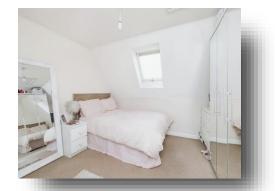
welcome to

Poethlyn Drive, Costessey Norwich

- Superb five bedroom detached family home
- Accommodation over three floors
- Open plan kitchen/ dining room
- Lounge and bespoke study/ playroom
- Cloakroom, ensuite, family bathroom and family shower room

Tenure: Freehold EPC Rating: C

£380,000





view this property online williamhbrown.co.uk/Property/NOR140094



Property Ref: NOR140094 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Coccle Map data ©2024 Please note the marker reflects the postcode not the actual property

william h brown



01603 760044

norwich@williamhbrown.co.uk

5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk