

# **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.





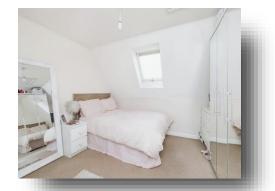
## welcome to

# **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





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# 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