

FREEHOLD



House - Semi-Detached

POETHLYN DRIVE QUEENS HILLS COSTESSEY NORWICH NR8 5ET

Offers Over

£280,000

FEATURES

- Semi Detached House
- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen/Breakfast
- Utility Room
- Wc, Ensuite & Bathroom
- Generous Plot
- Parking Space
- Garage



4 Bedroom House - Semi-Detached located in Costessey

Description

Welcome to this charming semi-detached house on Poethlyn Drive, nestled in the sought-after Queens Hills area of Costessey, Norwich. This property boasts a spacious layout with two reception rooms, perfect for entertaining guests or relaxing with family.

With four inviting bedrooms, including an ensuite and a family bathroom, there is ample space for everyone to enjoy their own privacy. The well presented kitchen/breakfast room is ideal for preparing delicious meals, and the utility room adds convenience to your daily chores.

One of the highlights of this property is the parking space for three vehicles, ensuring that you and your guests will never have to worry about finding a spot. Additionally, there is a garage providing extra storage space or shelter for your vehicle.

Located in a desirable neighbourhood, this home offers a peaceful retreat while still being close to local amenities including shops and school and transport links. Don't miss the opportunity to make this lovely house your new home in Norwich.

Entrance Hall

Entrance door to the front, stairs to the first floor, doors to the dining room, sitting room, wc and kitchen/breakfast room and radiator.

Wc

Wc and wash hand basin.

Sitting Room

10'4 x 15'1

Sealed unit double glazed bay window to the front, radiator and sealed unit double glazed double doors out to the patio area.

Dining Room

9'6 x 11'0

Sealed unit double glazed window to the front and radiator.

Kitchen/Breakfast Room

9'6 x 10'4

Sealed unit double glazed window to the rear, range of base and wall mounted units, sink, integrated appliances to include hob with extractor over, oven, fridge/freezer, dishwasher and washing machine. Breakfast bar and splash backs. Door to the utility room.

Utility Room

6'8 x 4'4

Sealed unit double glazed door to the rear to the rear garden. Range of units.

Landing

Doors to bedrooms and the family bathroom.

Principal Bedroom

12'11 max x 10'7

Sealed unit double glazed window to the front, radiator and door to the ensuite shower room.

Ensuite Shower Room

Shower cubicle, wc and wash hand basin, tiled splash backs.

Bedroom Two

10'0 x 10'8

Sealed unit double glazed window to the rear and radiator.

Bedroom Three

10'5 x 9'5 min

Sealed unit double glazed window to the front and radiator.

Bedroom Four

7'3 x 7'5

Sealed window to the rear, radiator.

Family Bathroom

Sealed unit double glazed window to the rear, panel bath, wc and wash hand basin. Tiled splash backs. Radiator.

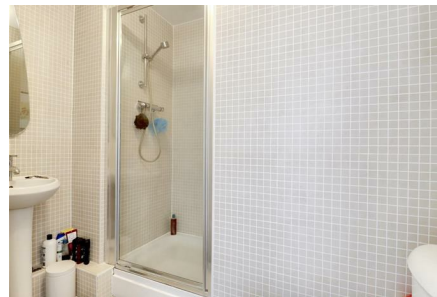
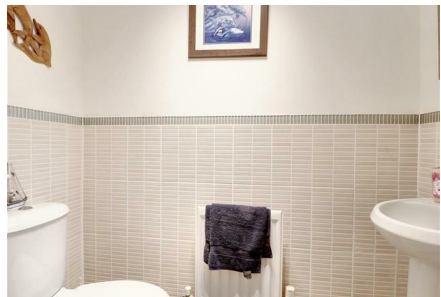
Outside

To the front of the property is a great view over the green, but feels private at the same time. Pathway along the front with access for the neighbours. The rear garden is gated with patio area and mainly laid to lawn. Enjoys a sunny aspect with two parking spaces and a garage.





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Council Tax Band
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GROUND FLOOR
 611 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
 484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1095 sq.ft. (101.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

