

FREEHOLD

House - Detached

POETHLYN DRIVE, COSTESSEY, NORWICH, NR8 5ET

Offers In The Region Of
£390,000

FEATURES

- Substantial Corner Plot
- Detached House
- Sitting Room
- Kitchen/Breakfast Room
- Ensuite/Wc/Bathroom
- No Chain
- Four Bedrooms
- Dining Room
- Study/Office
- Garage



4 Bedroom House - Detached located in Norwich

Welcome to this desirable area of Costessey, Poethlyn Drive presents a substantial detached family home that is perfect for modern living. Set on a generous corner plot, this property boasts an impressive layout with three reception rooms, providing ample space for both relaxation and entertainment.

The home features four well-proportioned bedrooms, including a principal suite with an ensuite shower room, ensuring comfort and privacy for the whole family. The family bathroom is conveniently located to serve the additional bedrooms. The ground floor comprises a welcoming sitting room, a dining room ideal for family meals, and a study or home office, catering to the needs of today's lifestyle. A downstairs WC adds to the convenience of this well-designed home.

The heart of the house is the spacious kitchen/breakfast room, which benefits from double doors leading out to the rear garden. This outdoor space is enclosed by a charming wall, providing a safe and private area for children to play or for hosting gatherings with friends and family. The property also includes a detached garage and parking for a couple of vehicles, making it practical for busy family life.

Located close to local shops, schools, and bus routes, as well as a retail park, this home offers excellent amenities within easy reach. Furthermore, with quick access to the A47, the University of East Anglia, and the hospital, it is ideally situated for both work and leisure. This delightful property is a perfect choice for your next family home, combining comfort, convenience, and a welcoming community atmosphere.

Entrance Hall

Glazed entrance door to the front, stairs to the first floor, Doors to the sitting room, dining room, kitchen, study and wc. Radiator.

Wc

Sealed unit double glazed window to the side, wc and wash hand basin. Radiator.

Sitting Room

17'9 x 11'11

Sealed unit double glazed window to the front and sealed unit double glazed double doors to the rear. Radiator.

Dining Room

11'1 x 9'8

Sealed unit double glazed window to the side, radiator.

Study

11'1 x 7'9

Sealed unit double glazed window to the front and radiator.

Kitchen/Breakfast Room

12'5 x 11'9

Sealed unit double glazed window to the side and sealed unit double glazed double doors to the rear, radiator. Range of base and wall mounted units with integrated hob, oven with extractor fan over, fridge/freezer and dishwasher.

Utility Room

6'5 x 5'11

Sealed unit double glazed window to the rear, unit with sink inset.

Landing

Sealed unit double glazed window to the side, doors to four bedrooms and the bathroom.

Principal Bedroom

11'5 x 12'4

Sealed unit double glazed window to the rear, radiator and opening to the dressing room.

Dressing Room

Sealed unit double glazed window to the front, range of wardrobes either side.

Ensuite Shower Room

Sealed unit double glazed window to the front, shower cubicle, wc and wash hand basin, splashbacks and radiator.

Bedroom Two

12'5 x 11'0

Sealed unit double glazed window to the front, radiator and built in wardrobe.

Bedroom Three

7'8 x 11'4

Sealed unit double glazed window to the side, radiator.





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Bedroom Four

9'9 x 11'3

Sealed unit double glazed window to the front, radiator.

Family Bathroom

Sealed unit double glazed window to the rear, panel bath with shower and screen, wc and wash hand basin, tiled splash backs and further tiling to walls.

Outside

Shared driveway entrance to the front with driveway to this property to the left leading round to the garage. This home as previously mentioned is on a good sized corner plot so benefits from a lawned front garden with screening to the front boundary. The side gate leads round to the walled rear garden mainly laid to lawn.



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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



GROUND FLOOR

1ST FLOOR



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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