

FREEHOLD



House - End Terrace

POETHLYN DRIVE QUEENS HILLS COSTESSEY NR8 5HD

Offers In Excess Of
£250,000

FEATURES

- End Terrace
- Three Bedrooms
- Kitchen/Diner
- Ensuite & Bathroom
- Parking For 2 Cars
- Hall Entrance
- Sitting Room
- Wc
- Enclosed Garden
- Seller Found



3 Bedroom House - End Terrace located in Costessey

Welcome to the desirable area of Costessey, Poethlyn Drive presents a charming end-terraced home, built in 2015. This well-positioned property features an inviting entrance hall that leads to a convenient WC, a comfortable sitting room, and a spacious kitchen/dining room, perfect for both entertaining and family gatherings.

On the first floor, you will find three well-proportioned bedrooms, including a master suite complete with an ensuite shower room, alongside a family bathroom that caters to the needs of the household. The home is set on a corner plot, offering a delightful walled rear garden that is predominantly lawned and provides a sense of privacy, making it an ideal space for relaxation or outdoor activities.

Additionally, the property comes with two allocated parking spaces conveniently located to the side, ensuring ease of access. The local area is well-served by shops and schools, with bus services available to the nearby retail park, which is just over a mile away and features a variety of major retail outlets. For those commuting or studying, the A47 offers excellent access to the University of East Anglia and other local amenities.

This home is perfect for families or professionals seeking a comfortable and modern living space in a vibrant community. We invite you to come and see your new home on Poethlyn Drive, where convenience and comfort await.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, door to the sitting room and the kitchen/dining room and wc.

Sitting Room

13'9 x 11'8

Sealed unit sliding double glazed doors to the rear garden and sealed unit double glazed window to the front and radiator.

Kitchen/Dining Room

13'9 x 8'1

Sealed unit double glazed window to the front and side, range of base and wall mounted units, integrated hob, oven, extractor fan, fridge/freezer, dishwasher and washing machine.

Wc

Wash hand basin and wc.

Landing

Doors to all bedrooms and family bathroom.

Principal Bedroom

11'7 x 10'8

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

Ensuite

Shower cubicle, wc and wash hand basin. Splash backs and radiator.

Bedroom Two

11'3 x 7'4

Sealed unit double glazed window to the front and radiator.

Bedroom Three

8 x 6'3

Sealed unit double glazed window to the side and radiator.

Bathroom

Sealed unit double glazed window to the front, panel bath, wash hand basin and wc. Splashbacks and radiator.

Outside

To the front there is a small garden area with two allocated parking spaces to the side. The rear garden is enclosed with a brick walling and fencing along with lawned area, patio and relatively unoverlooked so perfect for entertaining family and guests alike.





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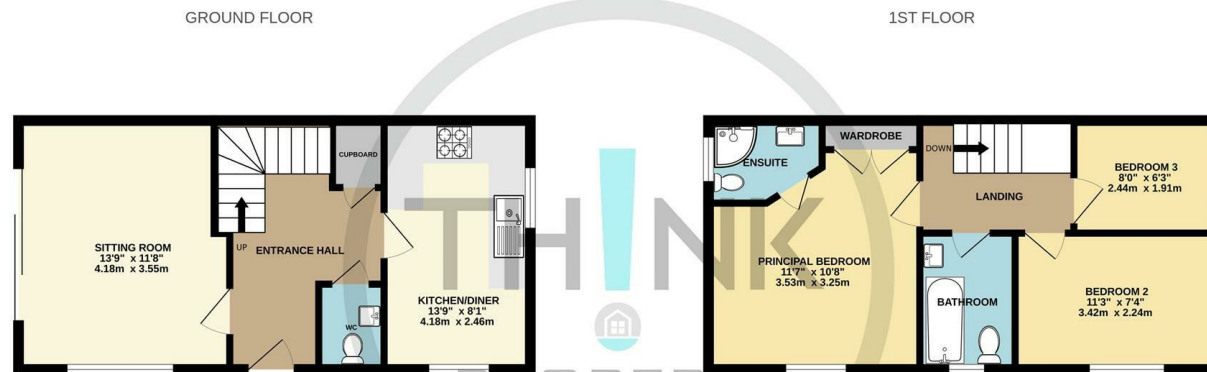
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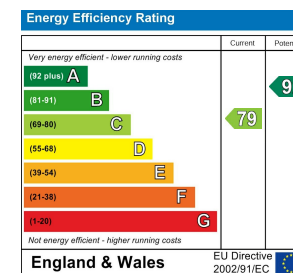
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Council Tax Band

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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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