



Poethlyn Drive, Costessey - NR8 5ET



Poethlyn Drive

Costessey, Norwich

This BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offers an impressive 1281 SQ. FT (STMS) of versatile living accommodation, the property is ideally situated within WALKING DISTANCE TO PUBLIC TRANSPORT LINKS & AMENITIES for ultimate convenience. Step inside to a welcoming ENTRANCE HALLWAY that leads through to a BRIGHT SITTING ROOM featuring a newly installed MEDIA WALL, complemented by a SEPARATE STUDY perfect for home working or quiet reading and a VERSATILE DUAL ASPECT DINING ROOM/DOUBLE BEDROOM, offering flexibility for guests or formal dining. At the heart of the home, the 14' KITCHEN/DINING ROOM is beautifully appointed with contemporary finishes and INTEGRATED APPLIANCES, boasting FRENCH DOORS opening directly to the garden, creating a seamless indoor-outdoor flow. Upstairs, FOUR BEDROOMS open from the landing, providing ample space for growing families or those seeking a guest suite. The FAMILY BATHROOM is fitted with a SHOWER OVER BATH, while the MAIN BEDROOM benefits from an ENSUITE SHOWER ROOM enhancing every-day practicality. Heading outside, TANDEM DRIVEWAY and a DETACHED GARAGE ensure generous parking and secure storage, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED. Wrapping around the home, having been lovingly LANDSCAPED by the current vendors.



Council Tax band: D

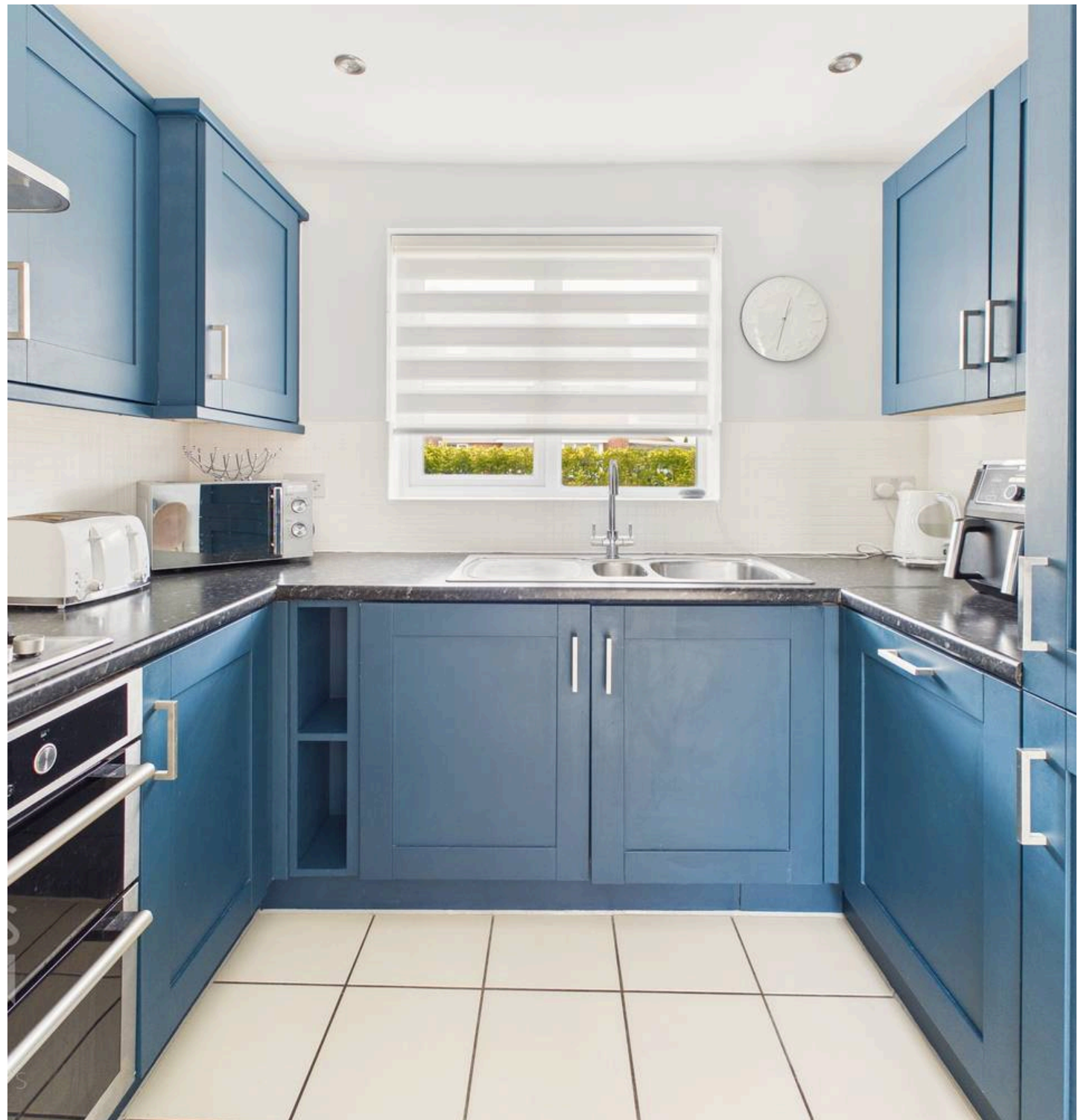
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully Presented Detached Family Home Offering 1281 Sq. Ft (stms) Of Living Accommodation
- Within Walking Distance To Public Transport Links & Amenities
- Sitting Room, Separate Study & Versatile Dual Aspect Dining/ Double Bedroom
- 14' Kitchen/Dining Room With French Doors Opening To The Garden
- Four/ Five Bedrooms Across Two Floors
- Family Bathroom With Shower Over Bath, En-Suite & W.C
- Landscaped Private & Enclosed Garden
- Tandem Driveway Parking & Detached Garage

The development of Queens Hill is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and a supermarket, whilst the A47 leads to Norwich and the A11.



SETTING THE SCENE

Set back from the road, the property features a wraparound frontage enclosed by well-maintained bushes, extending onto a laid lawn. Located behind the home, a brick weave tandem driveway provides off-road parking and leads to a detached garage accessed via an up-and-over door, while the main entrance can be found set under an open porch and reached via a short pathway at the front.

THE GRAND TOUR

Stepping inside, the light and bright entrance hall has been recently redecorated, featuring stairs rising to the first floor, integrated under-stairs storage ideal for coats and shoes, a convenient two piece guest WC, and doors leading to all ground-floor accommodation. To the right, the 14' fully fitted kitchen and dining room enjoys a bright dual aspect with French doors opening directly onto the garden patio. Tiled flooring runs underfoot with ample room for a dining table, while the kitchen itself is equipped with a range of wall and base units, LED spotlights overhead, and plentiful worktop space alongside integrated appliances, including a fridge/freezer, dishwasher, washing machine, oven, four burner gas hob, and extractor above.

Across the hall, the versatile dining room currently serves as a ground floor double bedroom, finished with hard flooring underfoot and benefiting from dual aspect natural light. Adjacent is a flexible study, presently set up as a single bedroom but would also be ideal as a home office. Positioned at the end of the hallway, the sitting room is centred around a bespoke media wall with an inset television space and an electric fire, flanked by built-in alcove shelving and storage. Finished with carpeted flooring, this room easily accommodates soft furnishings and further boasts French doors opening out to the garden.

Ascending the stairs to the carpeted first floor landing, overhead loft access and an airing cupboard are available, with doors leading to the remaining bedrooms. Immediately to the right sit two bedrooms, both featuring carpeted flooring, radiators, and uPVC double glazed windows—with the smaller room perfectly suited as a home office or study. Positioned at the end of the hall, a second double bedroom boasts part vaulted ceilings and a dual aspect complete with a Velux window, offering generous space for a large double bed, storage furniture, and a

vanity desk. Equally well proportioned, the main bedroom features dual-aspect windows, feature wall panelling, carpeted flooring, and a private ensuite shower room comprising an inset cubicle with a folding glass door, tiled splashbacks, and tiled flooring. Completing the accommodation, the three piece family bathroom offers a shower over the bath with a folding glass screen and tiled flooring underfoot.

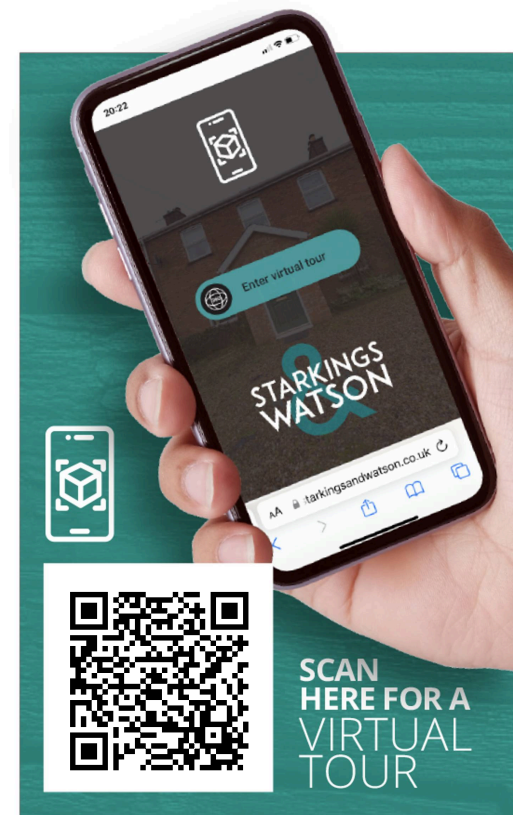
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





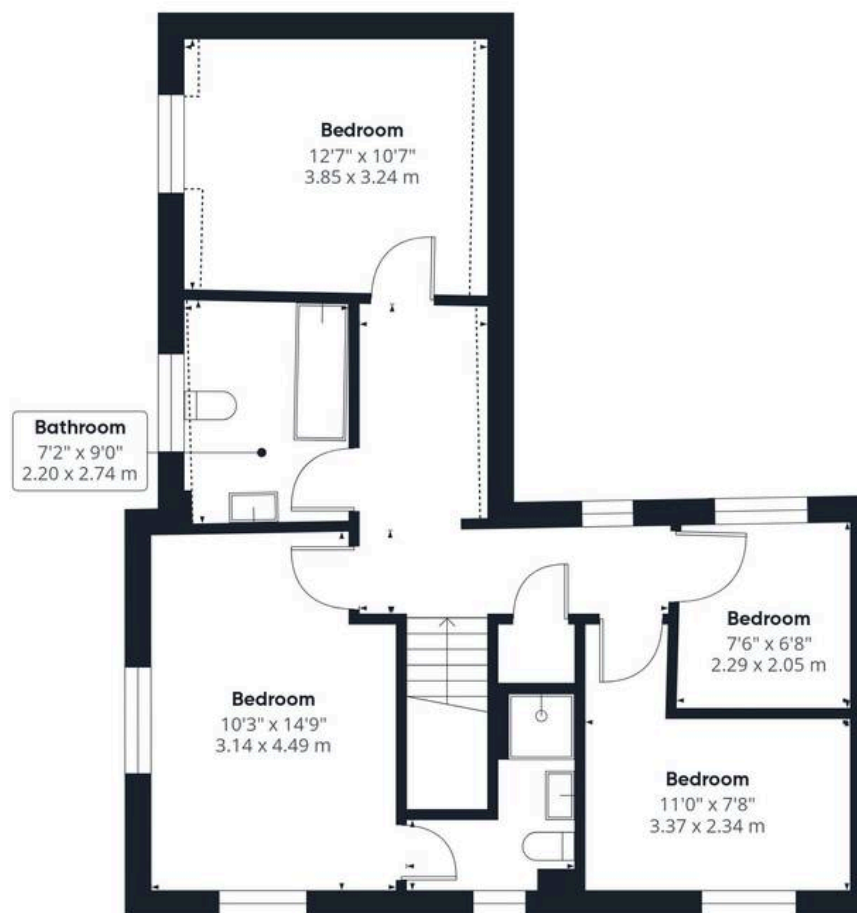
THE GREAT OUTDOORS

Leading out from kitchen, the garden is surrounded by timber panel fencing to fully enclose the space. To the front, the patio and decked seating area offers an ideal space for a summer entertaining or alfresco dining, while the remaining space is surrounded by artificial grass for peace of mind. Separating the rear garden from patio steps down to the storage shed, mature shrubs and trees are arranged orderly for structure and convenience. To the right hand-side a second paved patio sits neatly in-between panel and brick, to host a summer barbeque, or storage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1281 ft²

119 m²

Reduced headroom

19 ft²

1.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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