

House - Semi-Detached

28 POCHARD STREET, COSTESSEY, NORWICH, NR8 5FP

Guide Price

£260,000

FEATURES

- GUIDE PRICE £260,000 - £280,000
- Cloakroom to the ground floor
- Ensuite to the Master Bedroom
- Single Garage (used as a office/gym) and Driveway
- Three Bedrooms
- Lounge and Kitchen/Dining Room
- Enclosed Rear Gardens
- No Onward Chain

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3 Bedroom House - Semi-Detached located in Norwich

Nestled in the charming area of Costessey, Norwich, this delightful semi-detached house on Pochard Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The main bedroom boasts the added luxury of an ensuite shower room, while a family bathroom serves the other two bedrooms, ensuring ample facilities for all.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom, providing practicality for everyday living. The ground floor features a spacious kitchen/dining room, perfect for family meals and entertaining guests, alongside a comfortable lounge that invites relaxation.

Outside, the property benefits from a single garage which has currently been converted into an office space/gym and a driveway that accommodates parking for up to three vehicles, a rare find in many homes. The enclosed rear garden is a true highlight, backing onto serene woodland, offering a peaceful retreat for outdoor activities or simply enjoying nature.

With no onward chain, this property presents an excellent opportunity for a smooth transition into your new home. Whether you are a first-time buyer or looking to relocate, this semi-detached house on Pochard Street is a must-see. Embrace the chance to make this lovely property your own in a desirable location. Call us on 01603 338433

Entrance Hall
With front entrance door, carpeted stairs to the first floor, under stairs storage cupboard, radiator, access to kitchen/diner, cloakroom and lounge.

Living room
15'8" x 13'1"
With box bay window to the front aspect, window to the side aspect, two radiators and wood flooring.

WC
With a low level WC, sink basin with pedestal, tiled splash-backs, laminate flooring and radiator.

Kitchen/Diner
15'8" x 9'6"
Comprising of a range of wall, base and drawer units with work surfaces over, integrated electric oven with gas hob and extractor hood over, space and plumbing for dish washer and washing machine, space for fridge/freezer, stainless steel sink with drainer, two double glazed windows one to the front aspect and one to the side aspect, UPVC double glazed double doors to the rear garden, tiled flooring and a radiator.

Landing
With doors to all rooms, radiator and loft access.

Bedroom
8'10" x 13'0"
With a double glazed window to the front aspect, fitted wardrobe and radiator.

Ensuite
Fitted with a three piece suite comprising of low level WC, sink basin with storage, walk in show with tiled splashbacks, heated towel rail and double glazed window.

Bedroom 2
8'10" x 12'9"
With double glazed windows to the front aspect and to the side aspect and radiator.

Bedroom 3
7'2" x 10'2"
With a double glazed window to the side aspect and radiator.

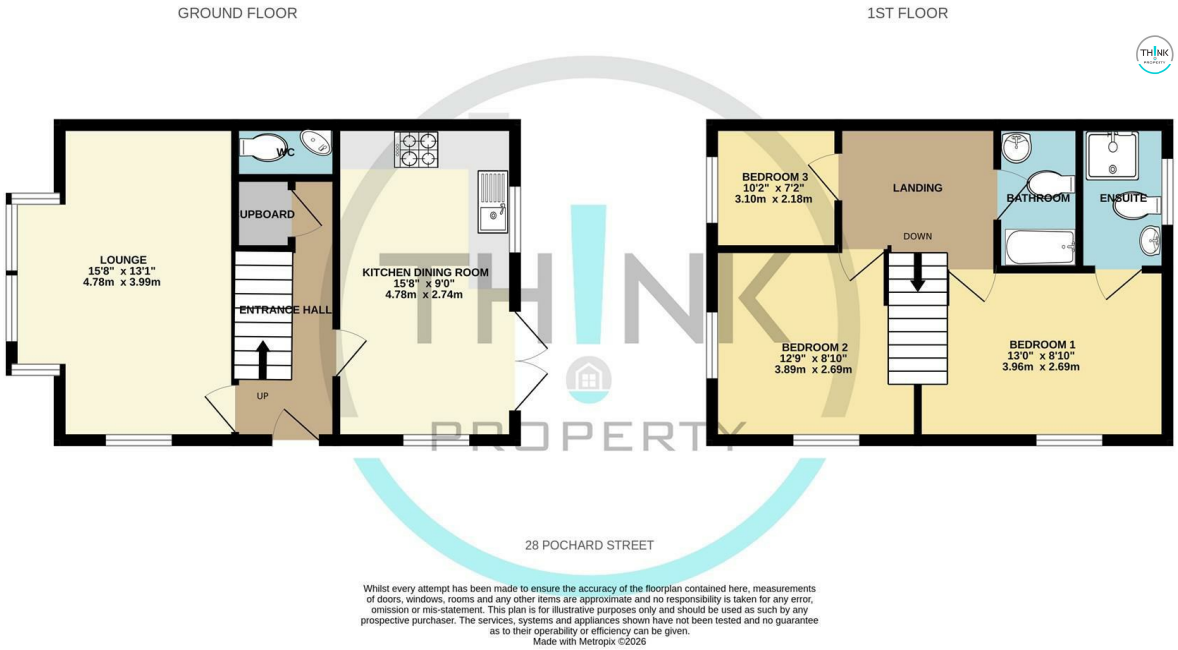
Bathroom
Fitted with a three piece suite comprising of panelled bath with shower attachment over, hand wash basin, low level WC, part tiled walls and radiator.

Outside
The property is approached by a driveway providing off road parking and leading to a single garage which has been converted to be used as an office/gym still keeping the up and over door. The garden to the front features a paved path leading to the front door and a shrub border. To the rear there is an enclosed rear garden which is mainly laid to lawn with patio area which is bordered by mature shrubs and flowerbeds. There is an outside tap and a gated side access leading to the driveway.









Call us on

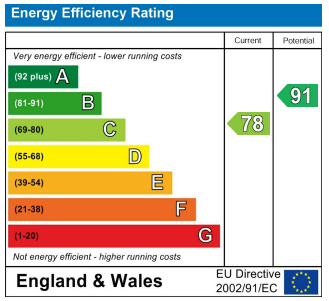
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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