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ICONIC
ESTATE AGENTS

Poethlyn Drive, Costessey
OIEO £280,000 Freehold



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Deceptively Spacious Semi Detached Home
- Three/Four Bedrooms
- 27ft Open Plan Kitchen/Family Room
- Modern Bathroom & Principal En-Suite
- Downstairs Cloakroom
- Landscaped Rear Garden
- Allocated Parking
- Versatile Accommodation Throughout
- Sought After Location
- EPC Rating Tbc / Council Tax Band D

ICONIC

Poethlyn Drive
Costessey, Norwich, NR8 5BP

Description

Situated within this highly regarded modern development in Costessey, Iconic Estate Agents are delighted to offer for sale this impressive three/four-bedroom semi-detached family home, offering deceptively spacious and highly versatile accommodation arranged over three floors.

An internal viewing is strongly advised to fully appreciate the size and flexibility of the accommodation on offer.

The property comprises an entrance hall with doors leading to the cloakroom and impressive 27ft open-plan kitchen/dining/family room, together with stairs rising to the first floor. The modern kitchen features a range of wall and base units with work surfaces over and a selection of integrated appliances. The open-plan layout provides ample space for a dining table and sofas, creating an excellent family and entertaining space which could also be utilised as the principal lounge if required.

To the first floor, there is a generous double bedroom with fitted cupboards, together with a further versatile reception room which could easily be utilised as an additional bedroom if required. Alternatively, this makes an ideal relaxing lounge or snug and benefits from a recently installed media wall. The modern family bathroom further enhances the accommodation and features a built-in television, providing a touch of luxury and making it the perfect space to unwind. The top floor offers two further bedrooms, with the impressive principal bedroom benefiting from his and hers fitted wardrobes and a modern en-suite shower room.

Offering spacious accommodation, three floors of versatile living and a landscaped rear garden, this is an ideal family home and early viewings are strongly advised to avoid disappointment.

Outside

Externally, the property benefits from two allocated parking spaces to the front, together with access to an EV charging point. To the rear is a beautifully landscaped and enclosed garden featuring raised flower beds, patio and entertaining areas, and a lawned garden. A side access gate provides convenient access between the front and rear of the property. The property is set back from the road and is ideally positioned for easy access to the local schools, shops and amenities that Costessey and the surrounding area have to offer.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

South Norfolk District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax D

Tenure

Freehold

Directions

From Sir Alfred Munnings Road, take the second exit onto Poethlyn Drive and follow the road around where the property can be found indicated by our For Sale Board.











