

propertyladder



Poppyfields, Norwich, NR5

A 2021 Built Energy Efficient Two Bedroom Home!

GUIDE PRICE £245,000 - £255,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EFFICIENCY MEETS EVERYDAY ELEGANCE!

This beautifully designed home features a welcoming entrance hall leading to a convenient ground floor WC and a modern kitchen that seamlessly flows into the spacious lounge/diner. French doors open directly onto the garden, flooding the space with natural light, while a large under-stairs storage cupboard adds practical functionality. Upstairs, the property boasts two generously sized double bedrooms, with the master benefiting from two large windows and a private en-suite. A well-appointed first-floor bathroom serves the second bedroom, and all rooms are enhanced by high ceilings and an abundance of natural light, creating an airy and inviting atmosphere throughout.



“the owners have created a stylish patio area, perfect for relaxing or entertaining.”



Overview

- 2021 Built Energy Efficient Home (Passivhaus)
- Modern Open Plan Kitchen/Living Arrangement
- Efficient Heat Saving Features (See Below)
- Ground Floor WC, En-Suite To Master & Family Bathroom
- Nearby Nature Walks & Cycling Trails
- Enclosed & Private Rear Garden
- Ideal First Home Or Investment
- Nearby To UEA & Hospital
- Gas Central Heating & Triple Glazed Windows
- NHBC Warranty Valid Until 2031





Location

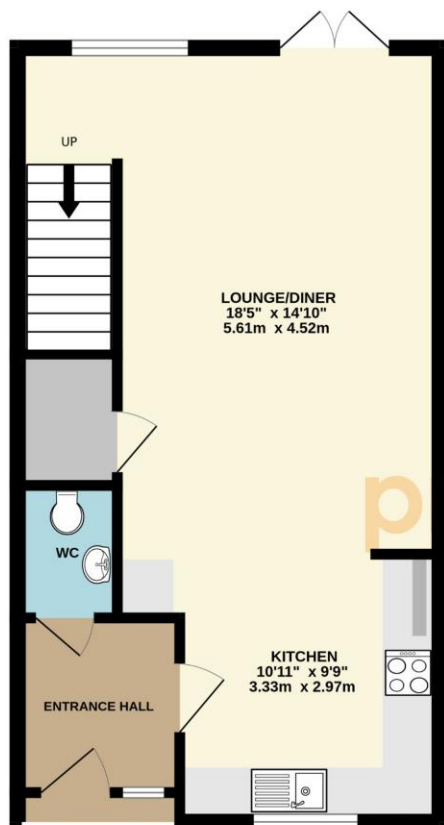
Poppyfields in Norwich, NR5, is a contemporary residential development situated in the vibrant city of Norwich. This area offers residents a harmonious blend of modern living and convenient access to various amenities. Nearby, you'll find the University of East Anglia (UEA), the Norfolk and Norwich University Hospital, and the Norwich Research Park, making it an ideal location for professionals and academics. Additionally, the city centre is just a short distance away, providing a wide range of shops, restaurants, and cultural attractions. For nature enthusiasts, the nearby Bowthorpe Marsh & Nature Reserve offers picturesque walking trails and green spaces.



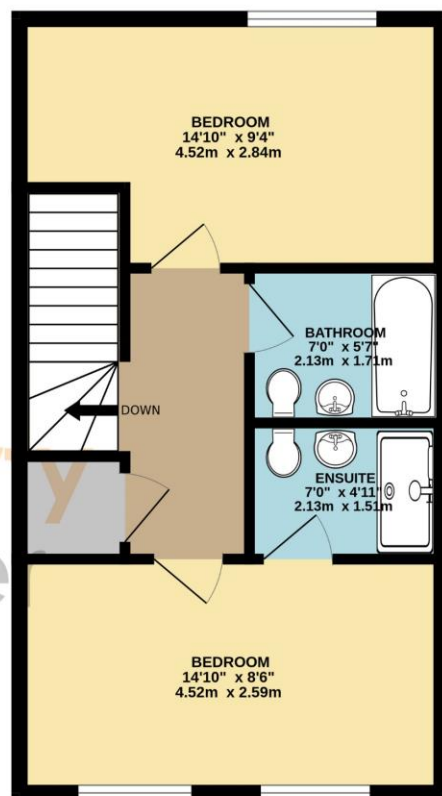
Outside

Outside, the garden is fully enclosed, offering a private and secure outdoor space. Mature trees have been thoughtfully planted at the rear, providing natural screening and enhancing the sense of seclusion. In addition, the owners have created a stylish patio area, perfect for relaxing or entertaining.

GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.

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.
Made with Metropix ©2025

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

BRITISH
PROPERTY
AWARDS
2023 & 2024

GOLD WINNER
ESTATE AGENT
IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.