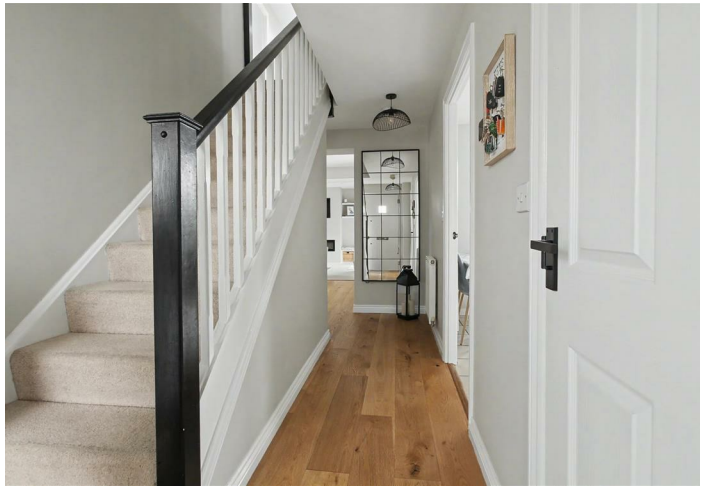






House - Detached

6 POETHLYN DRIVE, COSTESSEY, NORWICH, NR8 5ET

Guide Price

£375,000

FEATURES

- Spacious Detached Family Home
- 4/5 Bedrooms
- Entrance Hall and Cloakroom
- Study/Bedroom 5
- Lounge & Dining Room
- Kitchen/Dining Room
- Ensuite to The Master Bedroom
- Family Bathroom
- Garage & Driveway
- Enclosed Gardens

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THINK PROPERTY

5 Bedroom House - Detached located in Norwich

Guide Price £375,000 - £400,000

Situated in the desirable area of Costessey, Norwich, this versatile 4/5 bedroom detached family home on Poethlyn Drive offers an ideal blend of comfort and practicality. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining, making it perfect for family gatherings or hosting friends.

The heart of the home is the well-appointed kitchen/breakfast room, which is designed to be both functional and inviting. This space is perfect for enjoying leisurely breakfasts or preparing family meals. The master bedroom boasts the added luxury of an ensuite shower room, ensuring privacy and convenience for the homeowners.

In addition to the four/five bedrooms, which can be adapted to suit your family's needs, the property features a single garage and off-road parking, providing secure and convenient access. The enclosed rear gardens offer a private outdoor space, ideal for children to play or for enjoying summer barbecues.

This property is not just a house; it is a home that caters to the needs of modern family life. With its generous living spaces and thoughtful design, it presents an excellent opportunity for those seeking a comfortable and versatile living environment in a sought-after location. Don't miss the chance to make this delightful family home your own. Call now on 01603 338433.

Entrance Hall
With front entrance door, doors leading to all rooms, stairs to the first floor and radiator.

Cloakroom
Fitted with a two piece suite comprising of low level w.c, hand wash basin, tiled splashbacks, radiator and window to the front aspect.

Study/Bedroom 5
With a window to the side aspect and radiator.

Lounge
With a window to the side aspect and double doors leading out to the rear garden and built in storage seating either side of central media wall.

Dining Room
With two radiators, wooden effect flooring and windows to the front and side aspect.

Kitchen/Breakfast Room
Fitted with a range of wall, base and drawer units with rolled edge work surface over, one and a half sink drainer unit, double built in oven with gas hob and extractor over tiled splashbacks, window to the front aspect and double doors leading out into the rear garden.

Landing
With built in wardrobes, Velux style window to the rear aspect, airing cupboard and loft access.

Bedroom 1
With windows to the front and the side aspect, radiator and door leading into the Ensuite shower room.

Ensuite
Fitted with a three piece suite comprising of shower cubicle, low level w.c, pedestal hand wash basin, part tiled walls, radiator and window to the front aspect.

Bedroom 2
With a window to the front aspect and a Velux style window to the rear aspect and radiator.

Bedroom 3
With a radiator and window to the front aspect.

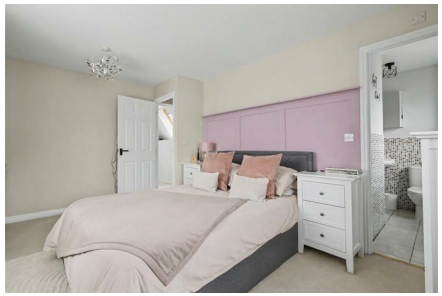
Bedroom 4
With a radiator and a window to the rear aspect.

Bathroom
Fitted with a three piece suite comprising of panelled bath, low level w.c, pedestal hand wash basin, part tiled walls, tiled floor, window to the side aspect and radiator.

Outside
The property is approached by a driveway providing off road parking for up to two cars and leading to the single garage with up and over door power and light. There is a paved path leading to the front entrance door and there are gardens to the front and side of the property which are mainly laid to lawn and enclosed by hedging. To the rear there is an enclosed rear garden which features a patio area, artificial grass, a variety of shrubs. There is a side access gate leading to the driveway, an outside tap and all is enclosed by timber fencing.



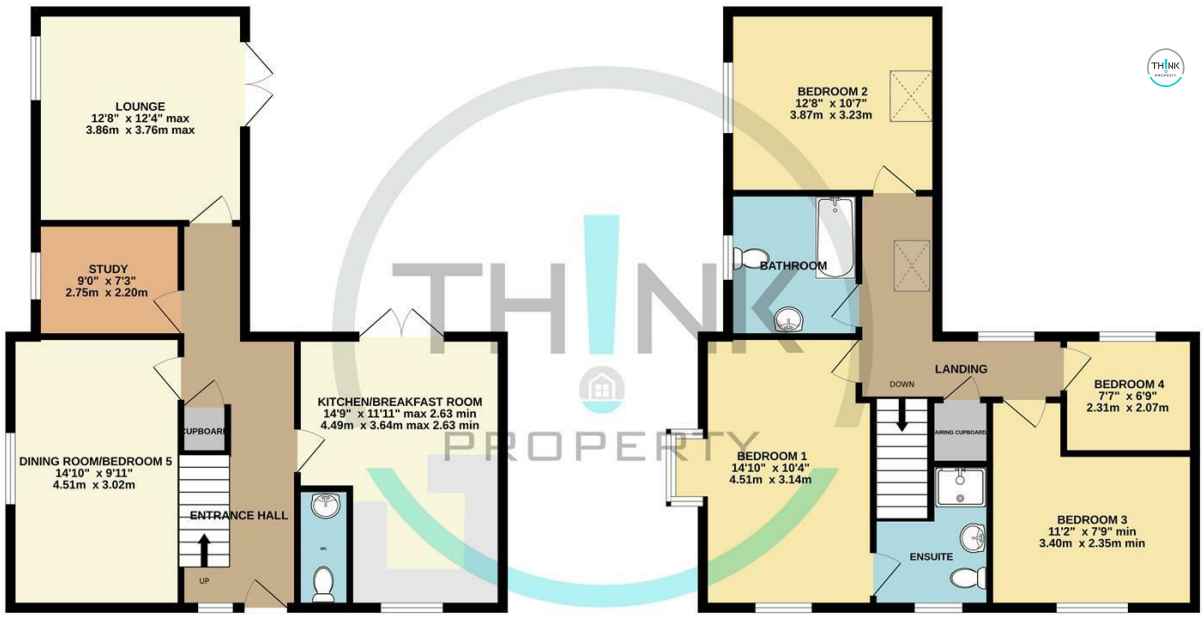






GROUND FLOOR

1ST FLOOR



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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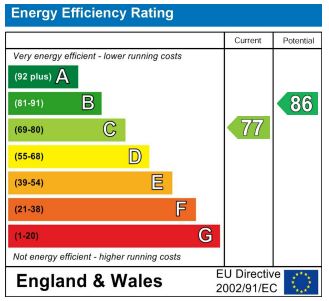
Call us on

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