House - Townhouse

POETHLYN DRIVE QUEENS HILLS COSTESSEY NR8 5BP

Offers In Excess Of

£270,000

FEATURES

- Open plan Living
- Ensuite
- Garden
- No chain
- Close to shops
- Four bedrooms
- Family bathroom
- Integrated appliances
- Semi-detatched
- Private driveway with 2 Parking spaces

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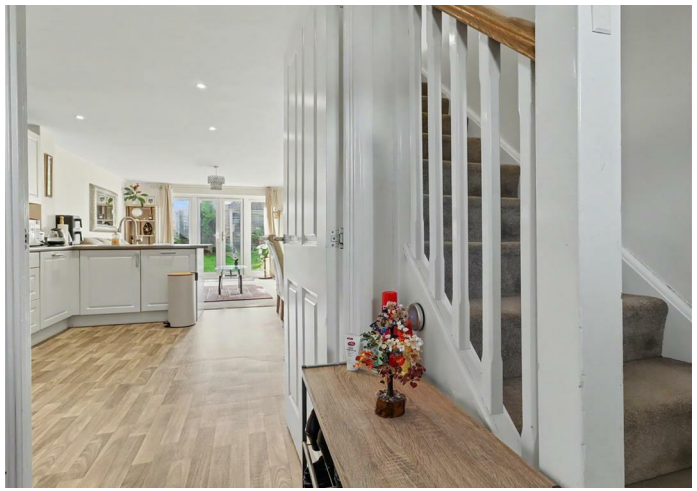


4 Bedroom House - Townhouse located in Costessey

Welcome to Poethlyn Drive, Costessey, Norwich, this immaculate three-storey townhouse presents an excellent opportunity for both first-time buyers and families alike. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient WC. The heart of the home is the open-plan kitchen, sitting, and dining area, which is bathed in natural light thanks to double doors that open out to the enclosed rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment.

On the first floor, you will find two well-proportioned bedrooms alongside a family bathroom, providing ample space for family living. Ascend to the top floor, where the principal bedroom awaits, complete with an ensuite for added privacy and comfort. A further bedroom on this level offers flexibility for guests or a home office.

This property also boasts two allocated parking spaces, ensuring convenience for residents and visitors alike. Located at the woodland end of the development, it enjoys a peaceful atmosphere while still being close to essential amenities. Shops, bus stops and Longwater retail park are just a mile away, and the A47 provides excellent access to the University of East Anglia and the hospital.

With no chain involved, this property is ready for a swift and straightforward purchase. Whether you are looking to settle down or invest, this townhouse is a delightful find in a sought-after area. Don’t miss the chance to make it your own.

Entrance Hall
Sealed unit double glazed door to the front, stairs to the first floor, doors to the wc and the kitchen/sitting room.

WC
4'0x 4'0
Sealed unit double glazed window to the front, wc and wash hand basin.

Kitchen/Sitting Room
26'0 x 12'0
Sealed unit double glazed doors out to the rear garden. Kitchen has a range of base and wall mounted units, sink, a range of integrated appliances to include hob, oven with extractor fan, fridge/freezer, space and plumbing for both washing machine and dishwasher. Cupboard understairs.

First Floor Landing
Stairs to the first floor, doors to bedroom/study and further guest bedroom along with the family bathroom.

Bedroom two
12'.0 x 13.0
Sealed unit double glazed windows to the rear, cupboard, radiator.

Bedroom Four
12'0 x 8'4
Sealed unit double glazed windows to the front, radiator.

Family Bathroom
8'0 x 5'10
Panel bath, wc and wash hand basin, radiator, splashbacks.

Second Floor Landing
Doors to the principal Bedroom and Bedroom Three.

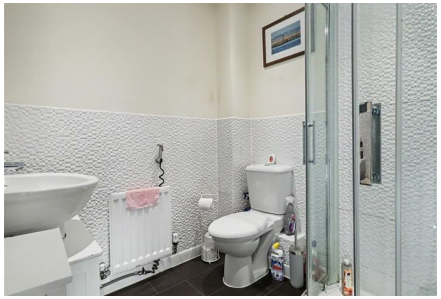
Principle Bedroom
12'0 x 13'0
Sealed unit double glazed window to the rear, built in wardrobe, radiator and door to the ensuite.

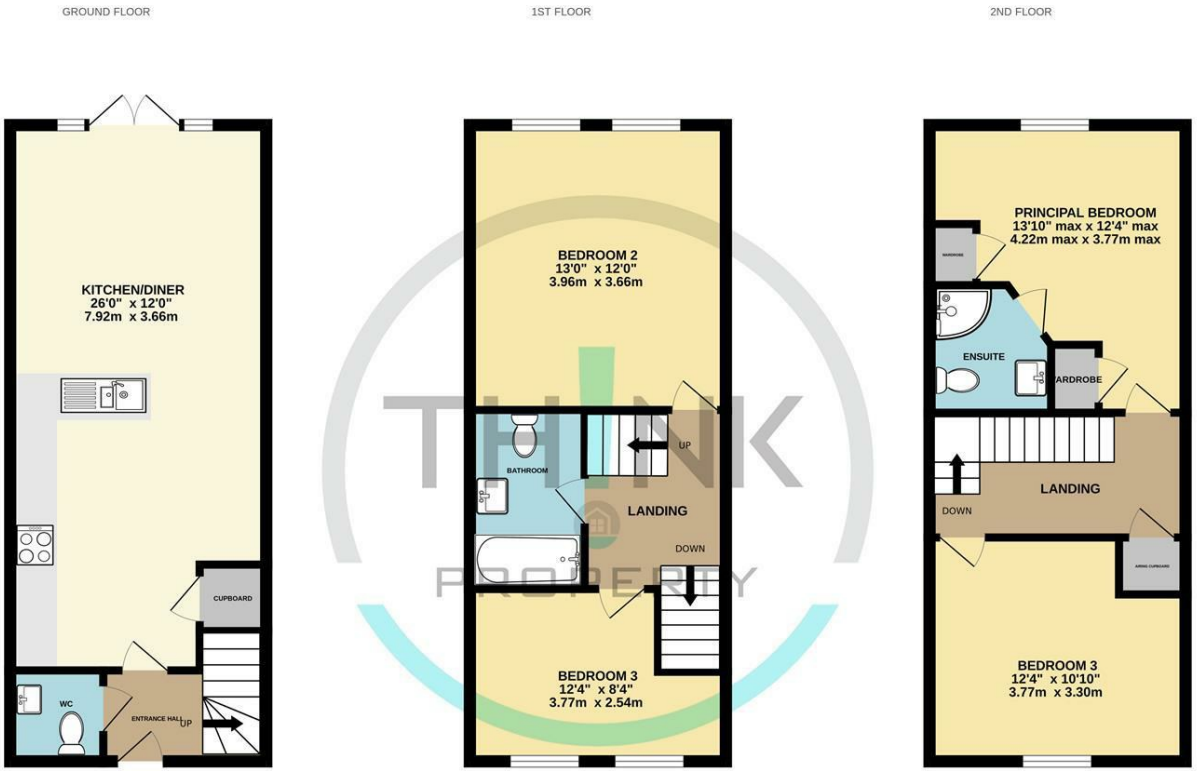
Ensuite
6'0 x 6'0
Corner shower cubicle, wc and wash hand basin, radiator and splash backs.

Bedroom Three
12'0 x 11'0
Sealed unit double glazed window to the front, radiator.

Outside
To the front of the property there is a small garden area, path to entrance, parking to the side of house on private driveway for two vehicles. Gated access to the rear garden which enclosed, mainly laid to lawn, planting to borders, a generous size ideal for entertaining family and friends.

Agents Note
Maintenance charges of £340 per annum





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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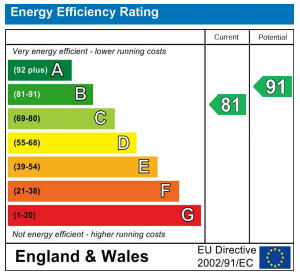

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