



125 Poethlyn Drive, Costessey

Norwich



Guide Price £280,000 - £290,000
Minors & Brady

125 Poethlyn Drive

Costessey, Norwich

This beautifully presented, three-bedroom semi-detached townhouse offers an exceptional blend of contemporary style, eco-conscious living, and practical family comfort, all arranged across three spacious floors. With its A-rated EPC, air source heating, solar panels, and battery storage, this energy-efficient home not only ensures reduced utility costs but may also qualify for a green mortgage—making it as financially smart as it is environmentally friendly. Inside, the home features a generous 25ft open-plan kitchen/diner/family room, complete with quality integrated appliances, a breakfast bar, and plenty of space for entertaining or day-to-day life. Contemporary décor and fitted storage run throughout, with three well-proportioned bedrooms—plus a flexible first-floor sitting room that can double as a fourth bedroom—catering perfectly to growing families or those working from home. A landscaped and fully enclosed rear garden offers a private retreat, with a patio area and artificial lawn designed for low maintenance and year-round enjoyment. Completing the lifestyle appeal are practical features such as driveway parking, an EV charger, and an integral garage, making this a future-ready home where comfort, efficiency, and modern design meet.





M&B

125 Poethlyn Drive

Costessey, Norwich

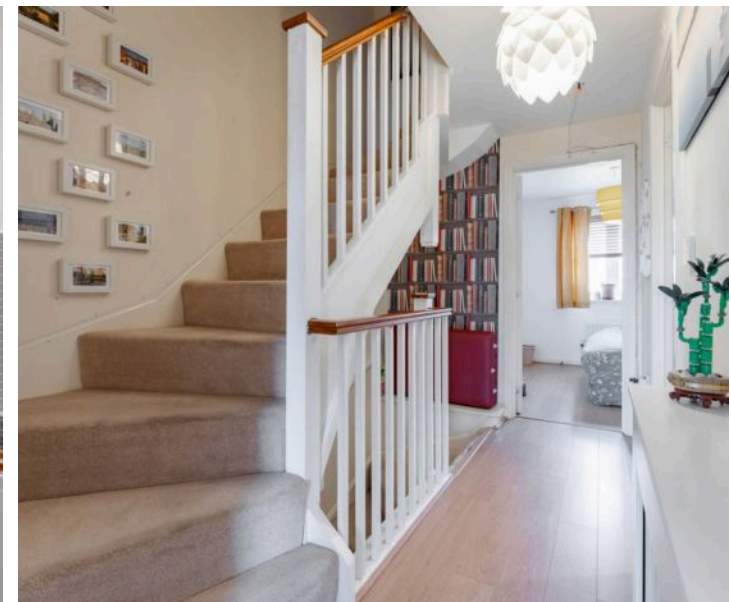
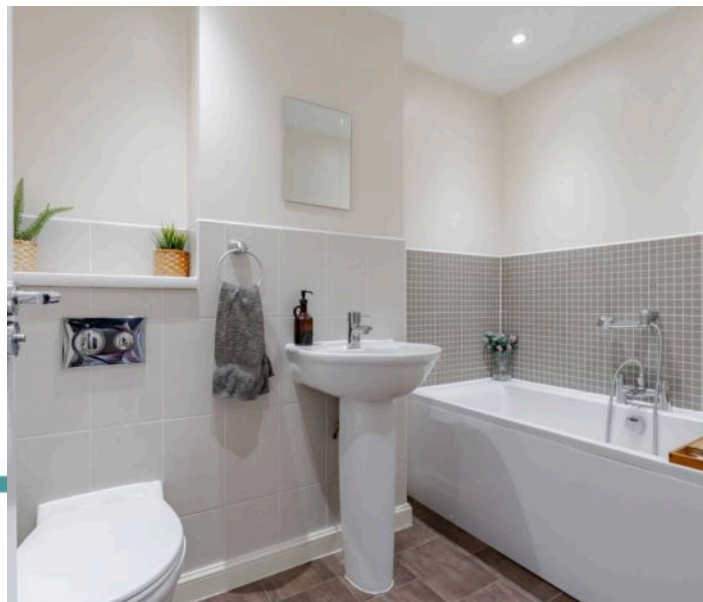
- Guide price: £280,000 - £290,000
- Well-presented three-bedroom semi-detached townhouse arranged over three floors
- Energy-efficient home with air source heating, solar panels, and battery storage
- Contemporary décor and fitted storage throughout
- A-rated EPC with potential eligibility for a green mortgage
- Spacious 25ft open-plan kitchen/diner/family room with fitted kitchen
- A flexible first floor lounge/bedroom
- A contemporary bathroom, shower room and a WC
- Landscaped and fully enclosed rear garden
- Driveway parking with installed EV charger and access to an integral garage

Agents note

Freehold

New build maintenance - £350

Solar panels - x2 batteries



M&B

125 Poethlyn Drive

Costessey, Norwich

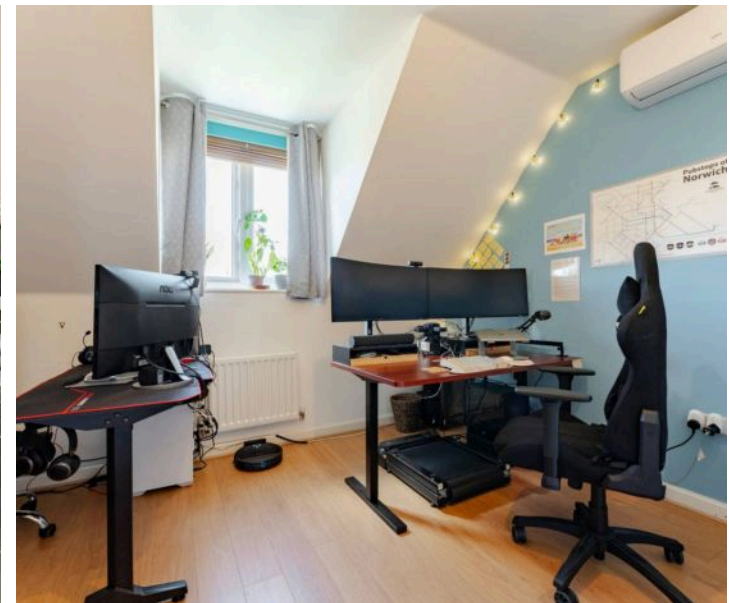
Location

Poethlyn Drive is a peaceful, family-friendly street tucked away in the Queen's Hills neighbourhood of Costessey, a short walk from Longwater Lane. It's primarily residential, with well-kept detached and semi-detached homes, many with generous front gardens and trees lining the road. Just around the corner, Queen's Hill Primary School serves local children and offers a nurturing, community-focused environment, while nearby Costessey Primary, St Augustine's Catholic Primary, and the secondary provision are all within easy reach.

Daily shopping can be handled just a five-minute stroll down to Longwater Retail, which hosts a Co-op convenience store, a charming take-away café, and an emerging Lidl. A short drive into Costessey brings additional shops, salons, and services. For healthcare, the local GP surgeries, including Roundwell Medical Centre, are easily accessible, with urgent-care and specialist services just over the border in Norwich itself.

Transport links are strong yet unobtrusive, ideal if you want the rural calm of Costessey but still need to get around. Several First Bus routes run frequently along Longwater Lane into Norwich city centre, and the nearby Costessey Park & Ride offers a convenient option for familiar bus-to-rail links, the university campus, or hospitals. For cyclists and walkers, the Marriott's Way foot-and-cycle path is a local favourite, offering green routes to nearby woods, parks, and beyond.

M&B



125 Poethlyn Drive

Costessey, Norwich

Step inside via a welcoming entrance hall, complete with a convenient WC, and immediately feel the considered design that flows throughout the home. The ground floor is dominated by a stunning 25ft open-plan kitchen/diner/family room, forming the heart of the home—a perfect space for both everyday life and entertaining. The sleek fitted kitchen is finished with quality cabinetry and integrated appliances, including a double oven, induction hob, dishwasher, and fridge/freezer, all centred around a stylish breakfast bar ideal for casual dining or morning coffee.

Upstairs, the first floor offers a versatile layout, with a bright and airy sitting room that could serve as a fourth bedroom or home office, adapting effortlessly to suit the needs of modern living. Three further well-proportioned bedrooms—each with built-in storage—are split across the upper two floors, offering privacy and comfort for all family members. The home is served by both a family bathroom and an additional modern shower room, both fitted with three-piece suites.

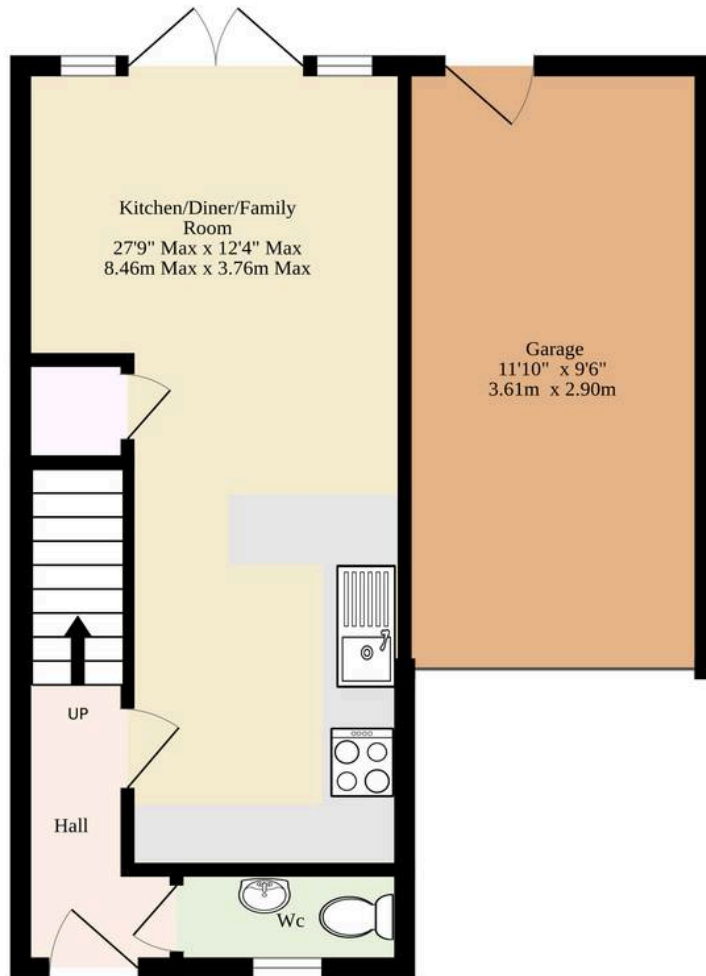
Outside, the landscaped rear garden is fully enclosed for peace of mind and privacy, featuring a paved patio area ideal for summer dining, with steps leading up to a low-maintenance artificial lawn—perfect for children's play or relaxing in the sun.

Additional features include driveway parking with an EV charger, an integral garage for added storage or secure parking, and contemporary décor throughout that creates a cohesive, move-in-ready feel.

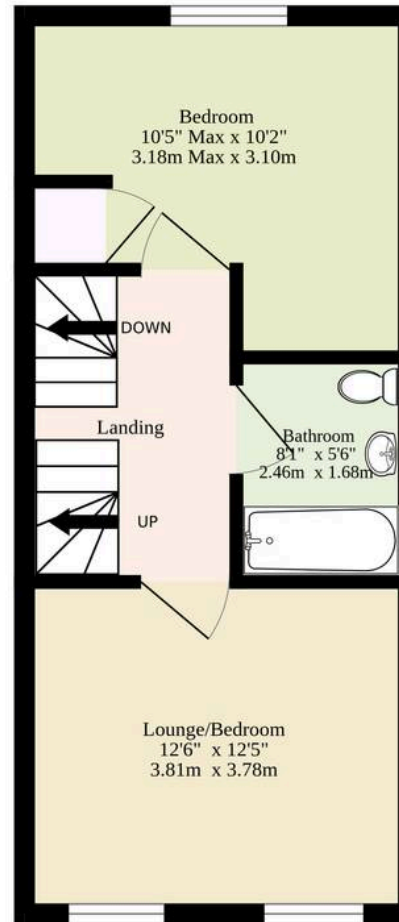
M&B



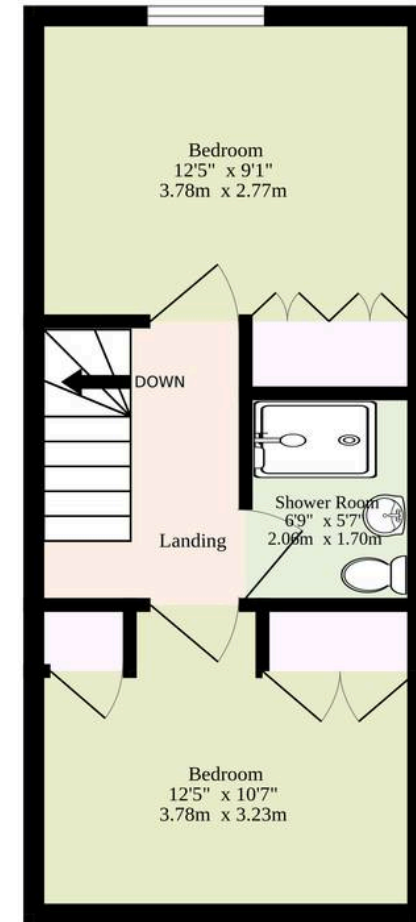
Ground Floor
571 sq.ft. (53.0 sq.m.) approx.



1st Floor
340 sq.ft. (31.6 sq.m.) approx.



2nd Floor
327 sq.ft. (30.4 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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

Dreaming of this home? Let's make it a reality



Meet Callum
Senior Property Consultant



Meet Ayesgul
Aftersales Progressor



Meet Marlo
Senior Property Valuer

Minors & Brady
Your home, our market



dereham@minorsandbrady.co.uk



01362 700820



9a Market Place, Dereham, NR19 2AW

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Senior Mortgage
and Protection Advisor



Victoria Payne
Mortgage and
Protection Advisor

**Book your free financial
review today.**

**T: 01692 531372
E: enquiries@norfolk-mortgages.co.uk**