



68 Poethlyn Drive, Costessey

Norwich



Minors & Brady

68 Poethlyn Drive

Costessey, Norwich

Tucked quietly away at the far end of a well-regarded residential development, this substantial three-storey detached home offers versatile and thoughtfully arranged accommodation suited to modern family life. From the moment you step inside, the sense of space and natural flow between rooms is immediately apparent. Multiple reception areas provide flexibility for entertaining, working from home or relaxing as a family. The open-plan kitchen and breakfast room forms a natural hub, connecting indoor living with the garden beyond. Bedroom accommodation is generously spread across the upper floors, allowing privacy and practicality for households of all sizes. Well-planned bathrooms and shower rooms reduce morning pressures and enhance day-to-day comfort. All of this is complemented by a convenient location close to transport links, amenities and countryside walks.

- Striking three-storey detached home set in a tucked-away position
- Five generously sized bedrooms arranged over two upper floors
- Impressive principal suite with dressing area and private en-suite
- Three shower rooms plus a stylish family bathroom for added convenience
- Contemporary open-plan kitchen and breakfast room, ideal for entertaining
- Elegant sitting room with double doors opening onto the garden
- Separate dining room and dedicated study offering flexible living options
- Beautifully landscaped, private rear garden with a spacious patio area
- Garage and driveway parking discreetly positioned to the rear
- Surrounded by countryside walks while remaining well connected to Norwich and key routes



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The Location

Poethlyn Drive, located in Costessey, offers a peaceful residential setting with excellent access to a wide range of local amenities. The nearby Longwater Retail Park, home to Sainsbury's, Marks & Spencer, and other popular stores, provides convenient shopping and dining options, while the recently opened Norfolk Food Hall has quickly become a local favourite for breakfast, coffee, and relaxed Sunday roasts.

The area is well connected, with regular bus routes into Norwich city centre and the A47 close by, offering swift access across the city and beyond. Residents can also enjoy nearby green spaces, including the Norfolk Showground trails and walking routes, ideal for outdoor leisure and countryside walks.

Poethlyn Drive is ideally positioned for access to both the University of East Anglia (UEA) and the Norfolk and Norwich University Hospital, each just a short drive away, making the location particularly appealing for professionals, families, and academics alike.



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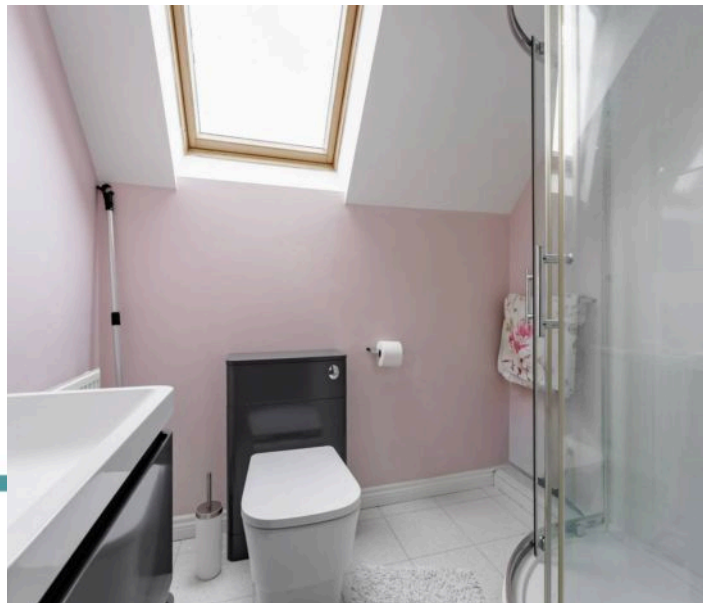
Costessey, Norwich

Poethlyn Drive, Costessey

Set within the sought-after Poethlyn Drive in Costessey, this beautifully presented three-storey detached home offers generous, flexible accommodation ideal for modern family living. Tucked away at the far end of a popular development, the property enjoys a peaceful setting with easy access to countryside walks, excellent transport links and convenient routes to Norwich, the A47, the UEA and the hospital.

The welcoming entrance hall creates an immediate sense of space and leads to a range of well-proportioned ground floor rooms. There is a comfortable sitting room with double doors opening onto the rear garden, a separate dining room ideal for entertaining, and a dedicated study perfect for home working. The refitted open-plan kitchen and breakfast room forms the heart of the home, featuring a wide range of fitted units, integrated appliances and a breakfast bar, with doors opening directly onto the patio. A ground floor WC completes the layout.

On the first floor, the principal bedroom benefits from a dressing area and a private en-suite shower room. Bedroom two also enjoys its own en-suite, while an additional bedroom is served by a well-appointed family bathroom. The second floor provides two further generous bedrooms along with a separate shower room, offering excellent flexibility for larger families, guests or older children seeking their own space.



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Costessey, Norwich

Outside, the property continues to impress with a landscaped and private rear garden, designed for both relaxation and entertaining. A generous patio area provides the perfect spot for outdoor dining, while the lawn and planted borders create an attractive setting for family enjoyment. The home also benefits from a garage and driveway parking for two vehicles, with access positioned discreetly to the rear.

Combining space, style and a highly convenient location, this attractive family home offers versatile living in a well-established residential area. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Agents Note

This property will be sold freehold.

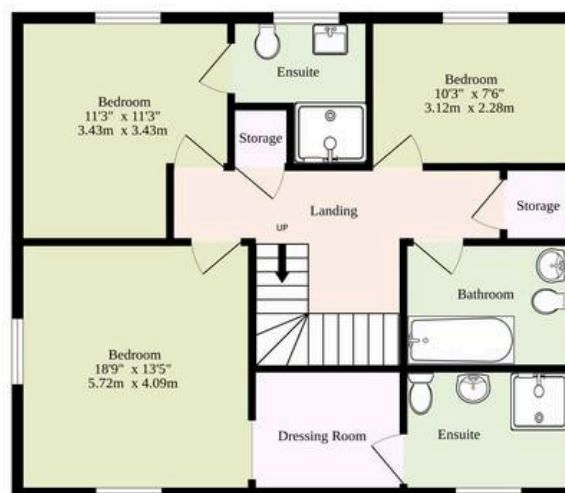
Connected to mains water, electricity, gas and drainage.



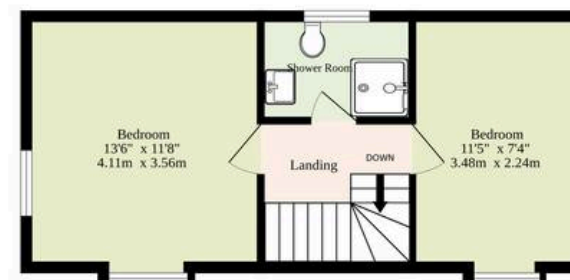
Ground Floor
838 sq.ft. (77.9 sq.m.) approx.



1st Floor
653 sq.ft. (60.7 sq.m.) approx.



2nd Floor
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1791 sq.ft. (166.4 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.

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