



121 Poethlyn Drive, Costessey

Norwich



Minors & Brady

121 Poethlyn Drive

Costessey, Norwich

A beautifully presented and highly versatile townhouse offering flexible accommodation across three spacious floors. Situated within the popular Queens Hills development, this impressive home can be configured as either a three or four-bedroom property to suit a variety of lifestyles. The well-planned layout includes a generous kitchen/breakfast room, multiple reception spaces and excellent bedroom accommodation, making it ideal for families and professionals alike. The principal bedroom benefits from an en-suite shower room, while a family bathroom and ground floor cloakroom add further practicality. Outside, the property enjoys an enclosed garden together with parking for two vehicles to the front. Combining space, flexibility and a sought-after location, this is a home that adapts effortlessly to modern living.

- Immaculately presented three-storey semi-detached townhouse
- Flexible layout offering three or four bedrooms
- Spacious kitchen/breakfast room with integrated appliances
- Versatile ground floor reception room or fourth bedroom
- Generous first-floor lounge with flexible usage options
- Principal bedroom with fitted wardrobe and en-suite
- Modern family bathroom and ground floor cloakroom
- Bright accommodation arranged across three floors
- Enclosed garden ideal for outdoor enjoyment
- Parking space for two vehicles to the front of the property





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The Location

Situated within the popular Queens Hills development, this location offers an excellent balance of modern convenience, accessibility and green open spaces. A wide range of everyday amenities are easily accessible, with the nearby Longwater Retail Park providing an excellent selection of supermarkets, retailers, restaurants and cafés, making day-to-day shopping and leisure particularly convenient.

The area is exceptionally well connected, benefiting from regular bus routes into Norwich city centre, making it a practical choice for commuters, students and those wishing to enjoy everything the city has to offer without relying solely on a car. For those travelling further afield, the nearby A47 provides excellent road links across Norfolk and convenient connections to surrounding towns and major routes.

Queens Hills has proved particularly popular with families thanks to the range of schools available within the surrounding area, together with nearby childcare facilities and community amenities.

Residents also benefit from a variety of nearby green spaces, parks and recreational areas. The Norfolk Showground and surrounding countryside offer pleasant walking routes and outdoor leisure opportunities, while local open spaces provide ideal settings for exercise, dog walking and family activities.

The location is further enhanced by its close proximity to both the University of East Anglia and the Norfolk and Norwich University Hospital, making it especially attractive to healthcare professionals, academics and support staff.



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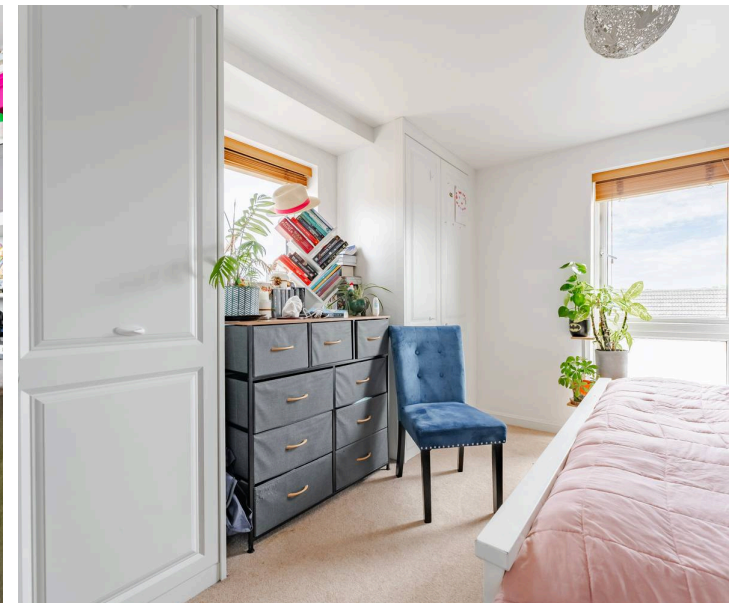
Costessey, Norwich

Poethlyn Drive, Costessey

This immaculately presented three-storey semi-detached townhouse offers highly flexible and adaptable accommodation, making it an ideal purchase for families, professionals or those seeking versatile living space that can evolve with changing needs. Arranged over three floors, the property has been thoughtfully designed to maximise both space and functionality, with a layout that can comfortably be utilised as either a three or four-bedroom home.

The welcoming entrance hall creates an excellent first impression and provides access to a convenient ground floor cloakroom. The accommodation flows through to a spacious kitchen/breakfast room, fitted with a comprehensive range of wall and base units, generous work surface areas and a selection of integrated appliances. With ample room for casual dining, this bright and practical space is perfectly suited to modern family living.

Also located on the ground floor is a versatile reception room currently suited to a variety of uses. Whether utilised as a formal dining room, additional sitting room, home office or fourth bedroom, the flexibility of the space adds significant appeal and allows buyers to tailor the property to their individual requirements.



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The first floor continues the home's adaptable theme. A particularly generous reception room provides an excellent space for relaxing and entertaining, enjoying plenty of natural light from multiple aspects. Equally, this room could serve as a substantial double bedroom if required. This floor also benefits from a further bedroom and a well-appointed family bathroom. Occupying the top floor are two impressive double bedrooms. The principal bedroom is a particularly comfortable retreat and benefits from fitted storage together with a private en-suite shower room. The remaining bedroom is another excellent-sized double, making this floor perfectly suited to family living or guest accommodation.

Throughout, the property is presented in excellent order and offers bright, well-balanced accommodation with a versatile layout rarely found in modern homes. The arrangement of rooms provides flexibility for growing families, those working from home or buyers seeking multi-generational living options.

Externally, the property enjoys enclosed gardens providing an attractive outdoor space for relaxing and entertaining. To the front of the property there is parking space for two vehicles, adding further practicality and convenience to this already impressive home.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Maintenance: £389 paid annually.

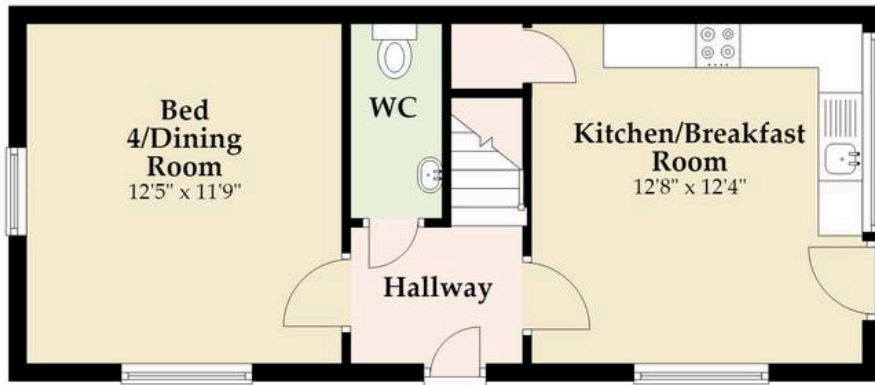


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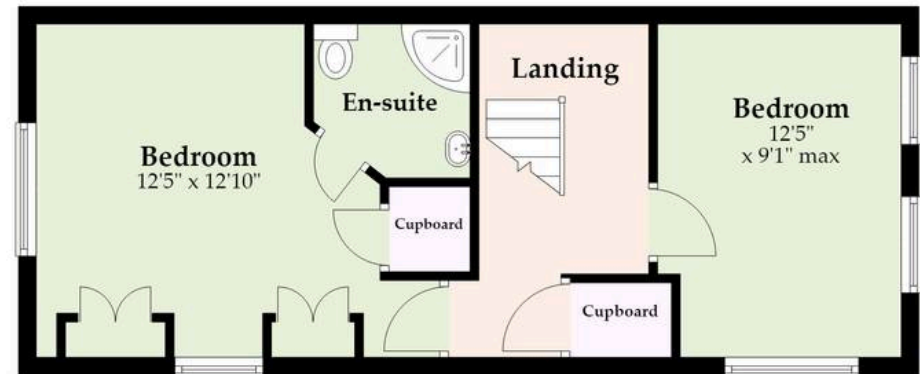
First Floor
Approx. 500.1 sq. feet



Ground Floor
Approx. 403.0 sq. feet



Second Floor
Approx. 400.2 sq. feet



Total area: approx. 1303.3 sq. feet



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.

Plan produced using PlanUp.

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



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Meet *Chelsea*
Property Consultant



Meet *Lee*
Director

Minors & Brady
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