



70 Poethlyn Drive, Costessey

Minors & Brady



70 Poethlyn Drive

Costessey, Norwich

A beautifully styled family home where generous proportions meet contemporary country-inspired design. Extending to over 1,850 sq ft across three floors, this impressive five-bedroom residence offers a perfect balance of comfort, practicality and carefully curated interiors. Highlights include a stunning integrated kitchen/dining room, a panelled sitting room, separate dining room with acoustic feature walling, and a luxurious principal suite with dressing room and en-suite. Outside, a tandem driveway, garage and EV charging point are complemented by a landscaped rear garden featuring both lawn and patio seating areas with a pleasantly private feel. A truly complete family home, combining space, style and versatility in one of the area's most popular residential settings.

- Five-bedroom detached family home extending to approximately 1,850 sq ft of versatile accommodation arranged across three spacious floors
- Beautifully presented throughout with a warm, country-inspired aesthetic, combining neutral interiors with stylish contemporary design features
- Stunning integrated kitchen dining room featuring modern cabinetry, integrated appliances, brushed brass accents and excellent entertaining space
- Elegant sitting room enhanced by attractive wall panelling, creating a sophisticated yet cosy environment for everyday family living
- Separate dining room with contemporary acoustic feature panelling, offering flexibility for entertaining, home working or family gatherings
- Impressive principal bedroom suite complete with dressing room and en-suite, alongside four further well-proportioned bedrooms
- Three bath and shower rooms, including two en-suites



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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. The development itself has a welcoming residential feel and continues to attract a broad mix of buyers seeking a well-served and accessible location.

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. Combining excellent transport links, strong local amenities, nearby schooling and access to open green spaces, Queens Hills remains one of the area's most popular residential developments.

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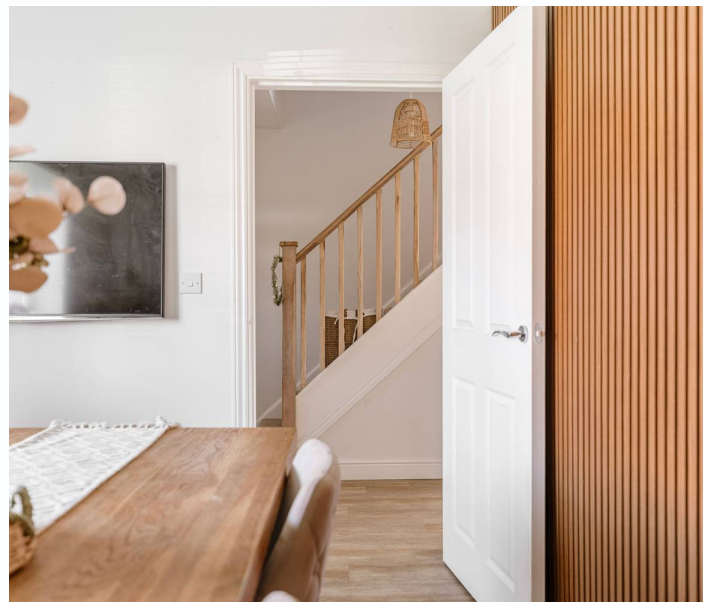
Costessey, Norwich

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Occupying a generous position within one of the area's most established and sought-after developments, this exceptional five-bedroom family home extends to approximately 1,850 sq ft of beautifully arranged accommodation across three floors. Combining practical family living with a carefully considered interior aesthetic, the property offers a warm and welcoming atmosphere throughout, where contemporary design is balanced effortlessly with comfort, functionality and timeless appeal.

Stepping inside, the sense of space is immediately apparent. The central hallway provides access to the principal ground floor rooms and creates an inviting introduction to the home. To the front, the sitting room is a particularly impressive reception space, enhanced by elegant wall panelling that adds character and depth while complementing the home's soft, neutral palette. The overall feel is calm and contemporary, drawing inspiration from modern Scandinavian interiors and creating the perfect setting for both relaxing evenings and entertaining guests.

At the heart of the home lies the superb kitchen dining room, a wonderfully sociable space designed for modern family life. Thoughtfully fitted with a range of neutral cabinetry and integrated appliances, the kitchen is both practical and beautifully presented. Brushed brass fixtures add a touch of refinement, while generous worktop space ensures everyday cooking remains effortless.



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Conveniently positioned alongside is a separate utility room, helping to keep household tasks tucked away from the main living spaces, together with a ground floor WC.

A separate dining room offers additional versatility and has been tastefully enhanced with contemporary acoustic wall panelling, creating a stylish backdrop for entertaining, family celebrations or even a potential home office if required. Connecting the floors is an attractive staircase featuring wood-style slatted detailing and coordinating handrails, adding another carefully considered design feature that elevates the home's overall presentation.

The first floor hosts an excellent arrangement of bedrooms. The principal suite is particularly impressive, benefiting from a dedicated dressing room and a beautifully appointed en-suite bathroom. Two further double bedrooms occupy this floor, one of which also enjoys its own en-suite shower room, whilst a modern family bathroom serves the remaining accommodation. The bathrooms throughout have been thoughtfully finished, offering attractive and practical spaces suited to modern family living.

The second floor continues the home's generous proportions, providing two further double bedrooms alongside an additional shower room. This upper level offers excellent flexibility, whether utilised as guest accommodation, teenage retreat spaces, hobby rooms or dedicated home working environments.



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Externally, the property is equally appealing. To the front, a tandem driveway provides ample off-road parking and leads to the garage, while the inclusion of an EV charging point adds further modern-day practicality. The rear garden has been subtly landscaped to create a private and enjoyable outdoor environment, combining lawn and patio areas to suit both relaxation and entertaining. Well planned and easy to maintain, the garden enjoys a sense of seclusion rarely found on a modern development, providing multiple seating areas from which to enjoy the surroundings.

Stylish without sacrificing practicality, this is a home that delivers on every level. Offering generous accommodation, multiple reception rooms, five bedrooms, three bath/shower rooms, attractive design features and excellent outdoor space, it presents a rare opportunity to acquire a beautifully presented family home that is both highly functional and effortlessly inviting.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

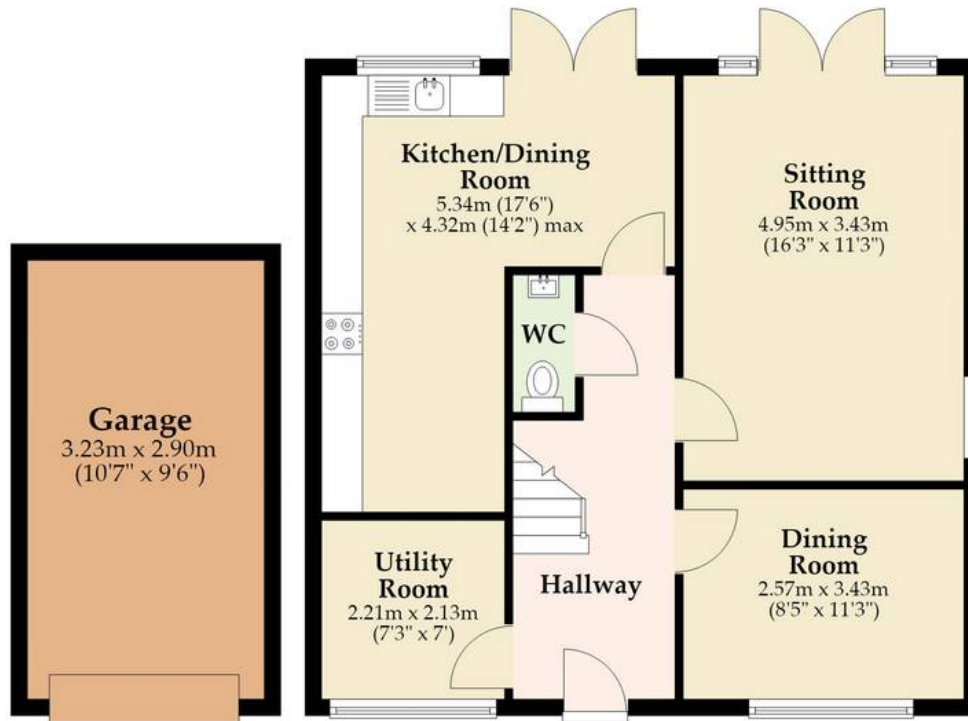


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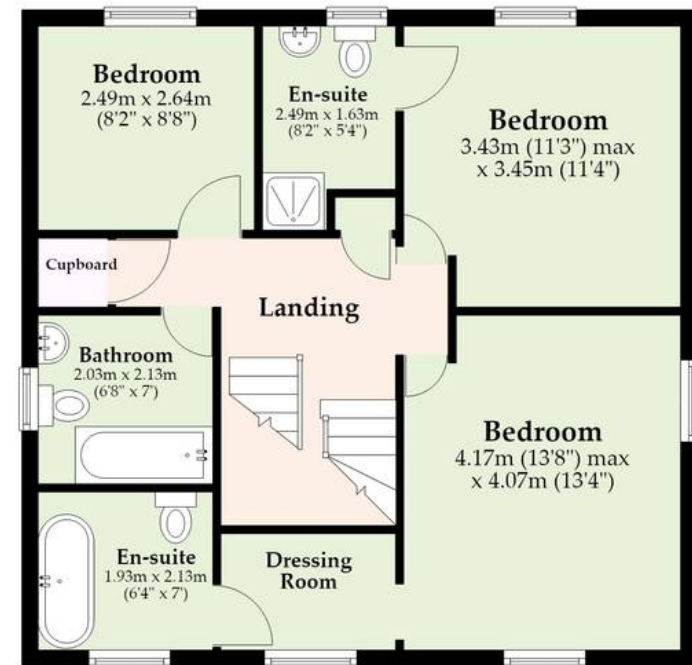
Ground Floor

Approx. 72.0 sq. metres (775.4 sq. feet)



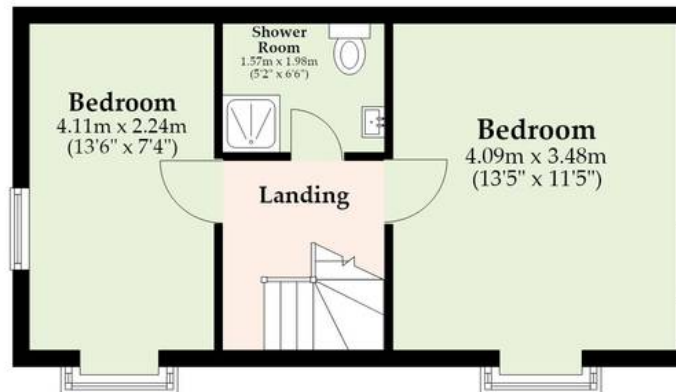
First Floor

Approx. 67.5 sq. metres (726.7 sq. feet)



Second Floor

Approx. 32.4 sq. metres (348.9 sq. feet)



Total area: approx. 172.0 sq. metres (1851.1 sq. feet)

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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.



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