



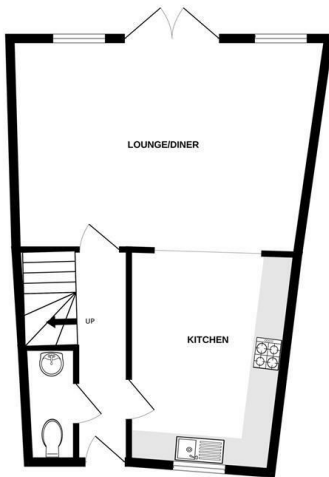
5 Poethlyn Drive | Costessey | Norwich | NR8 5ET

Guide Price £260,000

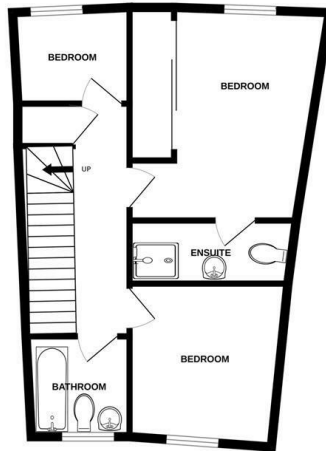
****GUIDE PRICE £260,000 - £270,000 LARGE MODERN TOWNHOUSE OFFERED WITH NO ONWARD CHAIN**** Gilson Bailey are delighted to offer this WELL PRESENTED, FIVE BEDROOM, THREE STOREY, MODERN TOWNHOUSE situated in the sought after Queens Hills development to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen and WC to the ground floor. On the first floor there are three bedrooms and a bathroom off landing and to the second floor there are two further bedrooms with bedroom one having an en-suite shower room. Outside there is an enclosed rear garden with gate access to an en-bloc garage with parking in front. The townhouse benefits from double glazing, gas heating and is offered with no onward chain. The property would make an excellent family home or buy-to-let investment so be quick to book a viewing.



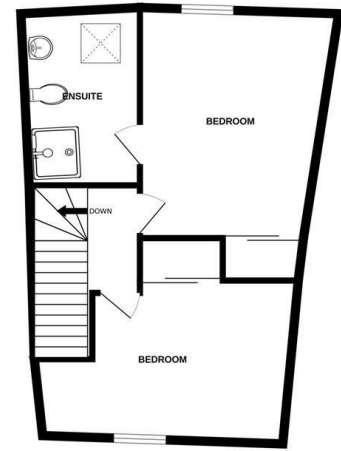
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 18'5" x 13'3"

Patio doors, two double glazed windows, two radiators.

Kitchen 13'9" x 8'4"

Fitted wall and base units with worktops over, sink and drainer, gas hob, fitted oven, space for fridge/freezer and washing machine, integrated dishwasher, double glazed window, radiator.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

Doors to three bedrooms, bathroom and stairs to second floor.

Bedroom Two 11'10" x 11'1"

Double glazed window, radiator, built in wardrobe.

En-Suite 9'9" x 4'7"

Shower cubicle, low level WC, hand wash basin, radiator, extractor fan.

Bedroom Four 9'4" x 10'5"

Double glazed window, radiator.

Bedroom Five 7'2" x 6'8"

Double glazed window, radiator.

Bathroom 6'9" x 6'2"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

Second Floor Landing

Doors to two bedrooms.

Bedroom One 11'9" x 11'5"

Double glazed window, radiator, built in wardrobe.

En-Suite 8'11" x 6'6"

Shower cubicle, low level WC, hand wash basin, radiator, Velux window.

Bedroom Three 15'10" x 9'7"

Double glazed window, radiator, built in wardrobe.

Outside

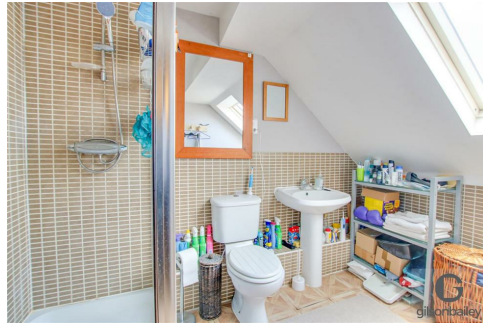
Enclosed rear garden with rear gate access to en-bloc garage with parking in front.


Local Authority

South Norfolk District Council, Tax Band D.

Tenure

Freehold


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

75
85
Local Authority

South Norfolk District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

<https://www.gilsonbailey.co.uk>
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