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Poppyfields, Norwich, NR5 9FB

A Two Bedroom 2021 Built Energy Efficient Home!

GUIDE PRICE £250,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A BLEND OF SUSTAINABILITY AND STYLE!

A bright and welcoming entrance hall provides ample space for coats and shoes, with a convenient ground floor WC. The open-plan layout seamlessly blends energy efficiency with high-end finishes, featuring a stylish SYMPHONY kitchen in grey gloss with complementary worktops and integrated ZANUSSI appliances, including a fridge, freezer, dishwasher, double oven, hob, and extractor, which are all included in the sale. A cleverly designed utility cupboard under the stairs offers additional storage with plumbing for a washing machine. The spacious living area benefits from large French doors, allowing for natural light and direct access to the patio. The wide staircase leads to a bright landing with access to two generous bedrooms and a stylish bathroom. Bedroom one enjoys large front-facing windows, high ceilings, ample space for a fitted wardrobe, and a private en-suite shower room. Bedroom two, overlooking the rear garden, is spacious and conveniently located next to the main bathroom.



“cleverly designed utility cupboard under the stairs offers additional storage”



Overview

- 2021 BUILT ENERGY EFFICIENT HOME (PASSIVHAUS)
- TWO BEDROOM SEMI DETACHED HOUSE
- EFFICIENT HEAT SAVING FEATURES (SEE BELOW)
- NHBC WARRANTY VALID UNTIL 2031
- MODERN OPEN PLAN LIVING ARRANGEMENT
- GROUND FLOOR WC, EN-SUITE TO MASTER & FAMILY BATHROOM
- LOW MAINTENANCE & ENCLOSED REAR GARDEN
- ALLOCATED OFF ROAD PARKING



Location

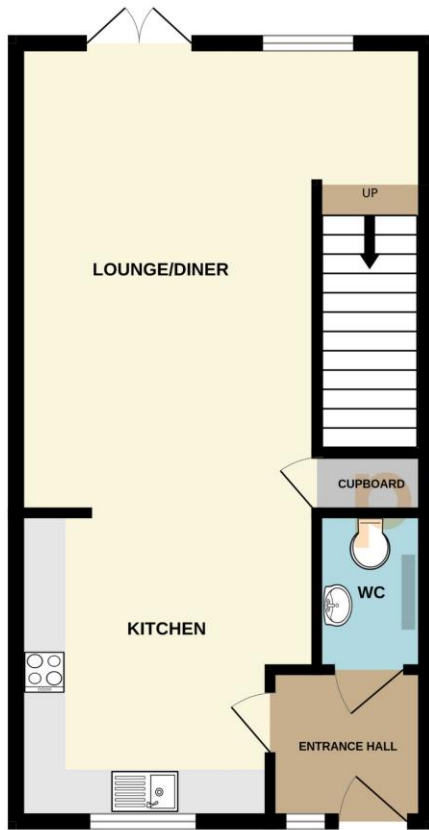
Costessey is a vibrant village and has an infant, junior and high schools as well as numerous pre school groups, youth groups and other family facilities. Local supermarkets and leisure facilities are within easy reach and Norwich City Centre offers extensive shopping and cultural together with a main line rail service to London Liverpool Street and Norwich Airport, on the outskirts of the city is approximately 5 miles.



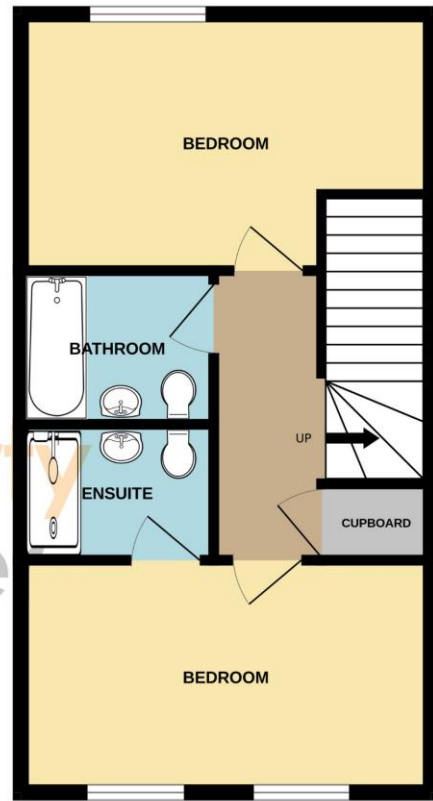
Outside

The front courtyard features a brick-weave pathway and a fully enclosed bin store, while a gated passageway provides side access to the rear garden, which is mostly laid to lawn with a patio area, perfect for outdoor dining, and a sunny BBQ deck at the top of the garden. Additional features include an outside tap and secure fencing for privacy. This home offers the perfect balance of modern design, efficiency, and comfort-an ideal choice for sustainable, stylish living.

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



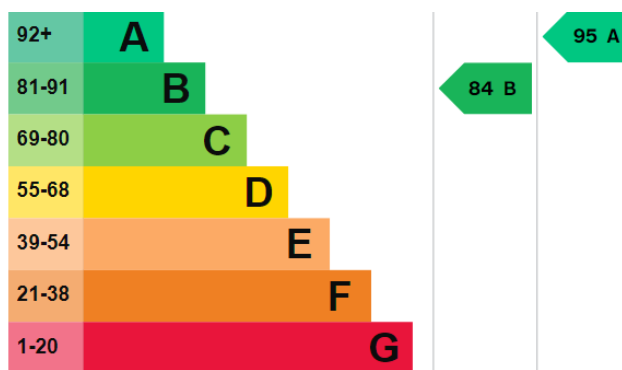
FIRST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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 62025

FULL EPC AVAILABLE UPON REQUEST



COUNCIL TAX BAND: B

LOCAL AUTHORITY: NORWICH CITY COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.



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