

propertyladder



Poppyfields, Norwich, NR5

A Modern Four Bedroom End Terrace Over 3 Levels!

GUIDE PRICE **£370,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SPACIOUS & STYLISH ECO-FRIENDLY HOME!

A truly exceptional modern end terrace home arranged over three levels, offering spacious, contemporary accommodation with a focus on energy efficiency and sustainable living. This passive house benefits from triple-glazed windows and an advanced air recirculation system, reducing energy usage while maintaining exceptional comfort throughout.

Inside, the home is bright and open, with a generous entrance hall leading to a ground floor WC that doubles as a utility space. The heart of the property is the impressive open-plan kitchen-dining-living room, ideal for modern family life and entertaining, complemented by a brand new American-style fridge.

Upstairs, four double bedrooms provide ample space for the whole family, including two luxurious en suite shower rooms and a family bathroom. A study area on the landing is perfect for home working, and the loft has been fully floored, offering flexible storage.



*“ a focus on
energy efficiency
and sustainable
living ”*



Overview

- Passive House Design With Triple Glazing & Energy-Efficient Air System
- Four Generous Double Bedrooms, Two With En Suite Shower Rooms
- Family Bathroom Plus Ground Floor WC/Utility
- Open-Plan Kitchen-Dining-Living Room With Brand New American-Style Fridge
- Study Area On The Landing For Flexible Home Working
- Landscaped Rear Garden With Patio And Brick Walls To Three Sides





Location

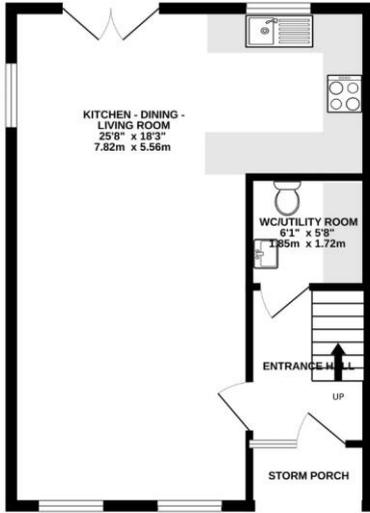
Poppyfields is a highly desirable south-west Norwich location, close to UEA and the Norfolk & Norwich University Hospital. Residents benefit from strong local amenities, excellent schools, and convenient transport links. Norwich combines rich history, independent shopping, vibrant cultural attractions, restaurants, and green spaces, with the Norfolk countryside just a short drive away - perfect for family life or city convenience.



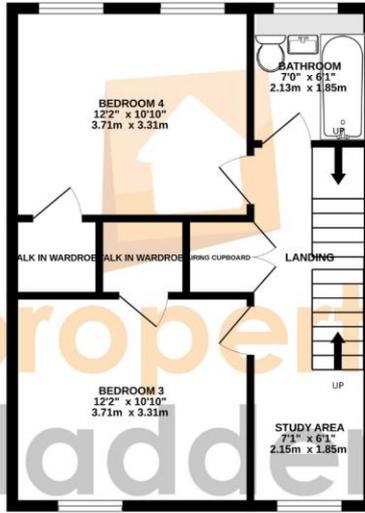
Outside

Externally, the landscaped rear garden is a standout feature, with a patio, brick walls to three sides, and a rigid engineered canopy (3 m × 6 m) over plastic flooring - perfect for BBQs or outdoor gatherings. A durable, spacious shed adds extra storage, and the garden's far end enjoys enhanced privacy, with no shared boundaries with neighbours.

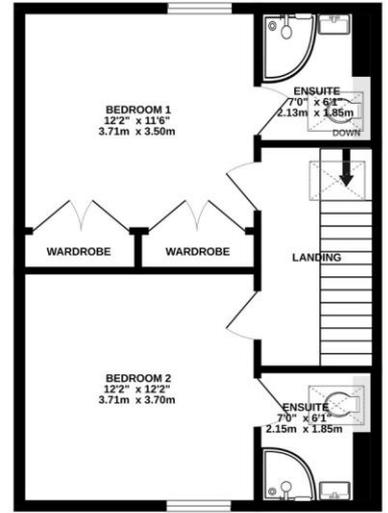
GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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

COUNCIL TAX BAND: D

LOCAL AUTHORITY: NORWICH CITY COUNCIL

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

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