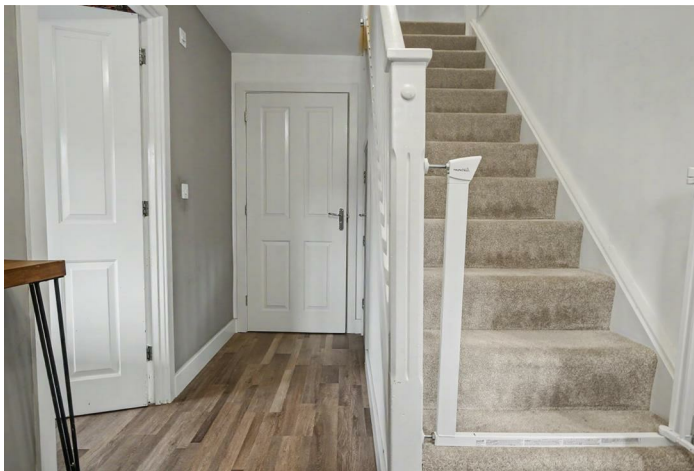


TO LET



House - Detached (EPC Rating: C)

**14 POCHARD STREET, COSTESSEY,
NORWICH, NR8 5FP**

£1450pcm

- Sought after location
- Detached property
- Spacious rooms
- Lots of natural light
- Garage
- Easy maintenance garden



3 Bedroom House - Detached located in Norwich

Nestled in the charming area of Costessey, Norwich, this delightful detached property on Pochard Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and toilet, this home is designed to cater to modern family living. With a single garage and driveway offering convenience with parking for tenants and visitors alike.

The property boasts a spacious reception room that is bathed in natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. Each of the bright rooms throughout the house enhances the sense of space and openness, making it an ideal setting for family gatherings or quiet evenings in.

The garden provides a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day. Its well-maintained surroundings offer a peaceful retreat while still being conveniently located near local amenities.

This property is situated in an ideal location, providing easy access to nearby schools, shops, and transport links, making it a fantastic choice for families and professionals alike. With its combination of modern features and a welcoming environment, this home is sure to appeal to those seeking a comfortable lifestyle in a desirable area. Don't miss the opportunity to make this lovely property your own.

Kitchen/ Dining Room

9'6" x 15'9"

Well maintained kitchen/dining room, 2 windows offering lots of natural light. Modern fitted kitchen with gas range cooker, French doors leading to the garden

WC

2 piece white suite offering ease for guests and family members. Painted a deep blue to compliment the suite.

Living Room

10'0" x 15'10"

Carpeted Living room offering warmth and cosy living. Square bay window offering plenty of light with the 3 windows, perfect for a desk for home working. Blue painted feature wall. Lots of natural light in the room.

Bedroom 1

8'10" x 12'11"

Carpeted bedroom for a more cosy feel. Ensuite leading off the bedroom. Built in wardrobes to have full use of the space in the room.

Ensuite

3 piece white bathroom suite, large shower cubicle. Offering ease to family living.

Bedroom 2

8'9" x 10'0"

Carpeted bedroom, offering 2 built in cupboards for additional storage. 2 windows offering lots of natural light.

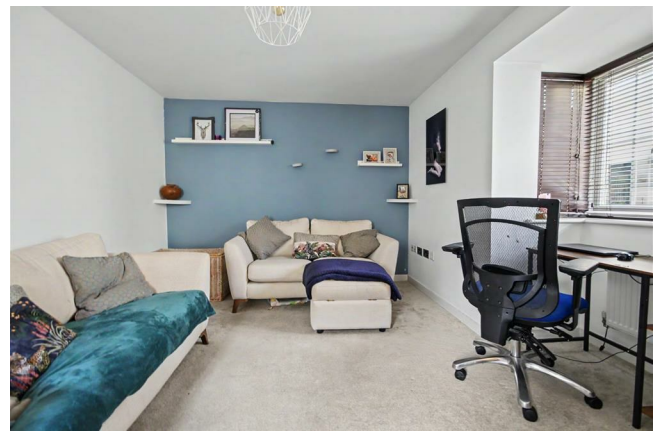
Bedroom 3

7'1" x 6'9"

Bedroom 3 offers a single room offering a perfect space for a nursery or home office. Lots of natural light.

Family Bathroom

3 piece white bathroom suite with a shower within the bath.



NORWICH LETTINGS | 3 VISION PARK, QUEENS HILLS, NORWICH, NR8 5HD



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		77	
(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	

Council Tax Band

C

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

