



## Falcon Road West, Sprowston, Norwich

Offers In Excess Of £425,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ Extended Detached Bungalow
- ✓ Recently Painted & Decorated
- ✓ Close Proximity to Schooling
- ✓ Sitting Room, Dining Room & Kitchen
- ✓ Three/Four Bedrooms with Home Office
- ✓ Gardens to Front, Side & Rear
- ✓ Garage & Workshop

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN. Boasting accommodation spanning almost 1300 SQ FT and situated on a CORNER PLOT, there are private gardens to SIDE and REAR, and a generous LAWNED FRONTAGE with adjacent parking. Stepping inside this SPACIOUS HOME there are ENTERTAINING AREAS GALORE - both inside and out. The SITTING ROOM and the elevated SIDE GARDEN face SOUTH and would be perfect for entertaining throughout the day, the dining room has ample room for a LARGE TABLE, and the KITCHEN could be REMODELLED to join the DINING ROOM for those wanting a more OPEN PLAN LIVING SPACE. There are FOUR BEDROOMS within the property, of which one would make a PERFECT HOME OFFICE with all these rooms serviced by the two SHOWER ROOMS which have been refurbished. Stepping in the rear garden, there is LOW MAINTENANCE patio and shingle area leading to the GARAGE and WORKSHOP.

#### LOCATION

You will find Sprowston to the north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR7 8NZ), but to help you...Leaving Norwich via Sprowston Road, head straight over at the 'Brickmakers' roundabout onto Wroxham Road and follow until Falcon Road West, follow until you are opposite the school and the property can be found on

the left hand side, indicated by our 'For Sale' board.

Set back from the road and approached via a generous parking area, there is adjacent lawned frontage and flower bedding with a low level brick wall. Access is provided to the garage, main property and through gates to the rear garden.

Obscure double glazed entrance door to:

#### ENTRANCE HALL

Fitted carpet, radiator, television point, smooth covered ceiling, doors to:

#### BEDROOM/STUDY

8' 9" x 8' 3" (2.67m x 2.51m) Fitted carpet, radiator, uPVC double glazed window to front, smooth covered ceiling.

#### DOUBLE BEDROOM

13' 5" x 8' 9" (4.09m x 2.67m) Fitted carpet, radiator, uPVC double glazed window to front x2, smooth covered ceiling.

#### DOUBLE BEDROOM

10' 9" x 8' 2" (3.28m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, smooth covered ceiling.

### **FAMILY BATHROOM**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, walk-in shower with twin head thermostatically controlled rainfall shower and glazed shower screen, tiled walls, vinyl flooring, heated towel rail, uPVC obscure double glazed window to rear, smooth ceiling with extractor fan and loft access hatch.

### **KITCHEN/BREAKFAST ROOM**

17' 9" x 13' 7" (5.41m x 4.14m) Fitted range of base level units with complementary rolled edge work surfaces and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for Range Style electric or gas cooker and extractor fan over, space for fridge/freezer, space for dishwasher, space for washing machine, space for tumble dryer, space for breakfast table, vinyl flooring, radiator x2, uPVC double glazed window to side, uPVC double glazed window to rear, smooth coved ceiling with recessed spotlights.

### **DINING ROOM**

14' 3" x 11' (4.34m x 3.35m) Fitted carpet, radiator, uPVC double glazed French doors to rear, television point, smooth coved ceiling, double doors to:

### **SITTING ROOM**

18' 5" x 12' 1" Max (5.61m x 3.68m) Fitted carpet, radiator, uPVC double glazed window to side, smooth coved ceiling, door to entrance hall.

### **DOUBLE BEDROOM**

13' 5" x 10' 2" Max (4.09m x 3.1m) Fitted carpet, radiator x2, uPVC double glazed window to front x2, television point, range of built-in bedroom furniture, smooth coved ceiling.

### **SHOWER ROOM**

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, shaver point, extractor fan, vinyl flooring, radiator, uPVC obscure double glazed window to front, smooth coved ceiling with recessed spotlights.

### **OUTSIDE**

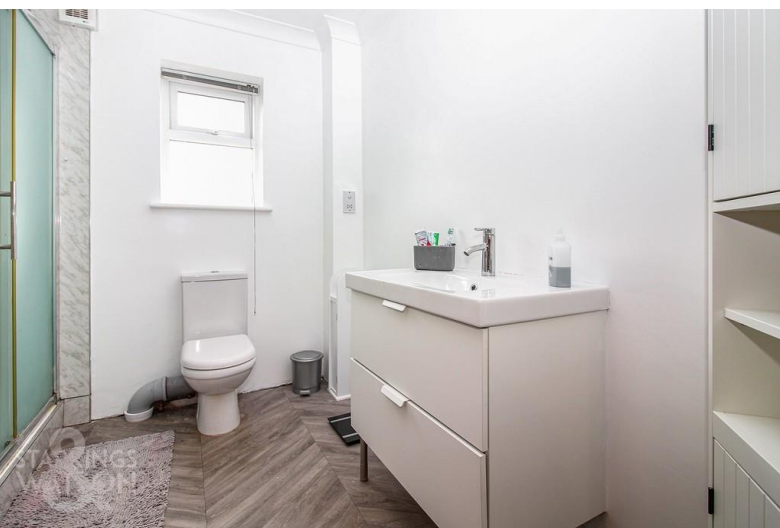
Stepping out of the kitchen door, there is a generous shingle garden with ample space for garden furniture. A timber gate leads through to the elevated side garden which is well stocked after landscaping and planting by the current vendor providing the ideal space to relax and entertain.

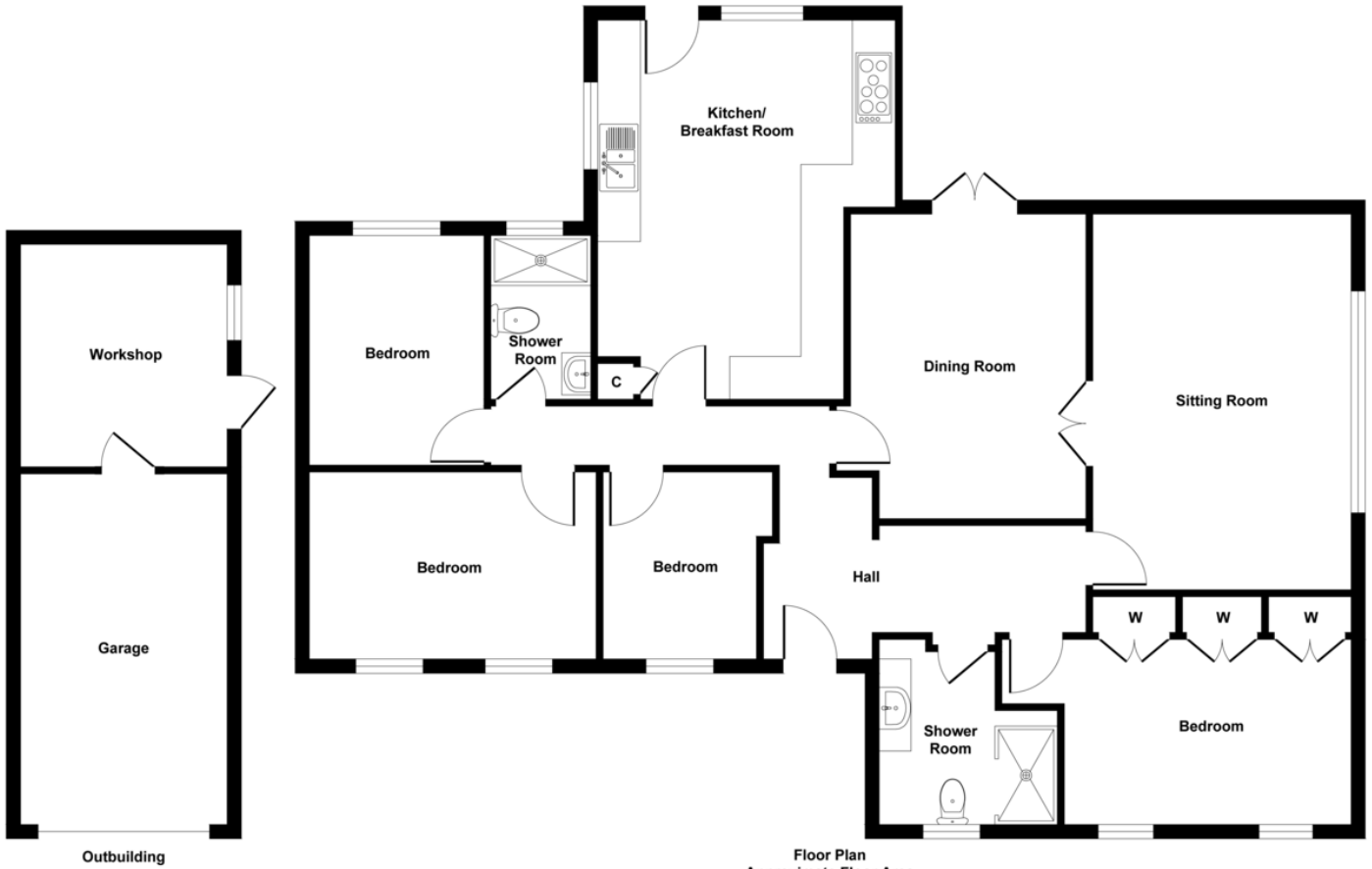
### **GARAGE**

16' 5" x 9' 8" (5m x 2.95m) Up and over door to front, inspection pit, power and lighting,

### **WORKSHOP**

10' 5" x 9' 8" (3.18m x 2.95m) Double glazed window to side, door to side, power and light.





Floor Plan  
 Approximate Floor Area  
 1299 sq. ft  
 (120.68 sq. m)

Approx. Gross Internal Floor Area 1299 sq. ft / 120.68 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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

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