

FALCON CRESCENT

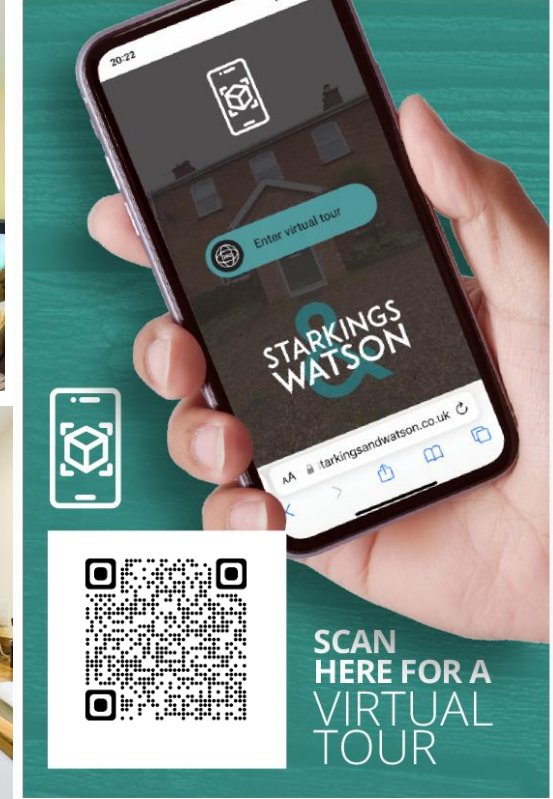
Queens Hill, Norwich NR8 5GX

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE

PROPERTY



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- Freehold Coach House Apartment
- Garage with Utility Room
- Private Self Contained Entrance
- Open Plan Living
- Sitting Room with Juliet Style Balcony
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Bathroom with Shower

IN SUMMARY

FREEHOLD COACH HOUSE APARTMENT with NO MONTHLY SERVICE CHARGES. A BLANK CANVAS and SPACIOUS in its overall size, this first floor property is an IDEAL INVESTMENT or FIRST TIME BUY. With its OWN PRIVATE ENTRANCE, the living space is OPEN PLAN, with a SITTING/DINING ROOM and FULLY FITTED KITCHEN with INTEGRATED APPLIANCES. The JULIET BALCONY allows for great natural light and air flow. An inner hall leads to TWO DOUBLE BEDROOMS - one with a built-in wardrobe, and the FAMILY BATHROOM with tiled splash backs and a shower over the bath. The GARAGE below is great size and includes a UTILITY ROOM where space is provided for LAUNDRY appliances.

SETTING THE SCENE

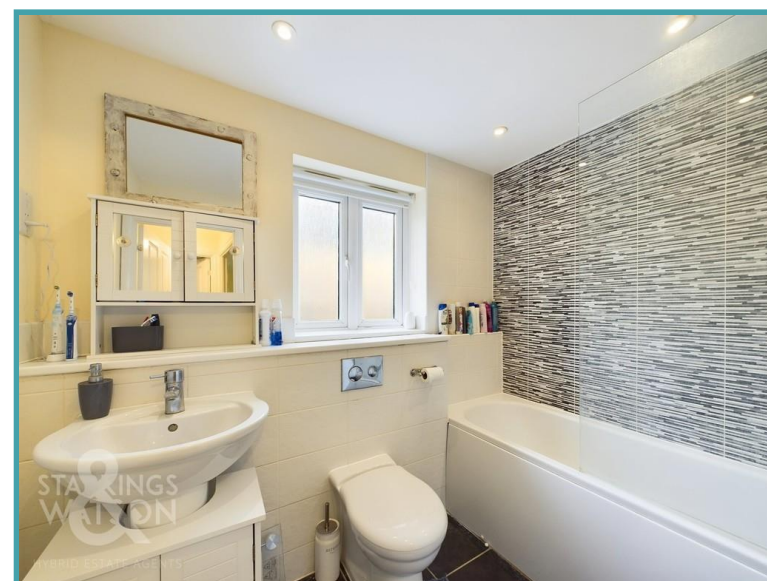
The property backs onto Falcon Crescent where a communal parking area leads to the main entrance door. Within the coach house block the integral garage can be found underneath with a private self-contained entrance door leading inside.

THE GRAND TOUR

Heading inside the private entrance door a carpeted hall entrance can be found with space for coats and shoes. Stairs lead up to the open plan living space which includes a carpeted sitting room with 'Juliet' style balcony and built-in storage cupboard over the stairs. The kitchen is open plan with wood effect flooring underfoot, and a range of integrated appliances including a gas hob and built-in electric oven with extractor fan over. A full height fridge/freezer is also built-in, with a window facing to the rear. Heading through the apartment and inner hallway leads to the two double bedrooms, starting with a principal bedroom which is finished with fitted carpet, a built in double wardrobe and further 'Juliet' style balcony with French door. The second bedroom is also carpeted and includes a window to the rear elevation. Lastly the family bathroom completes the property with a shower over the bath and contrasting tiled splash-backs which compliment the glazed shower screen. Tiled flooring can be found underfoot with recessed spotlighting above.

THE GREAT OUTDOORS

Whilst there is no formal garden space, the property does enjoy two 'Juliet' style balconies to allow for natural air flow. From the outside access leads to the integral garage with an up and over door to front, power and lighting. A door within the garage leads to a laundry room where there is space for a washing machine with access to the electric fuse box and wall mounted gas fired central heating boiler.



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OUT & ABOUT

Nearby you will find a variety of local amenities including shops, hardware store, post office etc. Local schooling is located close by up to Secondary level, whilst a wealth of public transport leads to Norwich and the nearby Retail Parks. A variety of bus routes lead to Norwich City Centre, with Longwater Retail Park located only a short drive with a park and ride bus service into Norwich.

FIND US

Postcode : NR8 5GX

What3Words : ///tissue.biggest.pocketed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is sold on a freehold basis, with the garages and bin area below excluded on a long leasehold basis. No ground rent or service charges for the property are due. Communal charges in the region of £388 PA are due for the upkeep of communal green space and the bin area.

Disclaimer: 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.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces

Approximate total area⁽¹⁾
 759.84 ft²
 70.59 m²

Reduced headroom
 2.00 ft²
 0.19 m²

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