

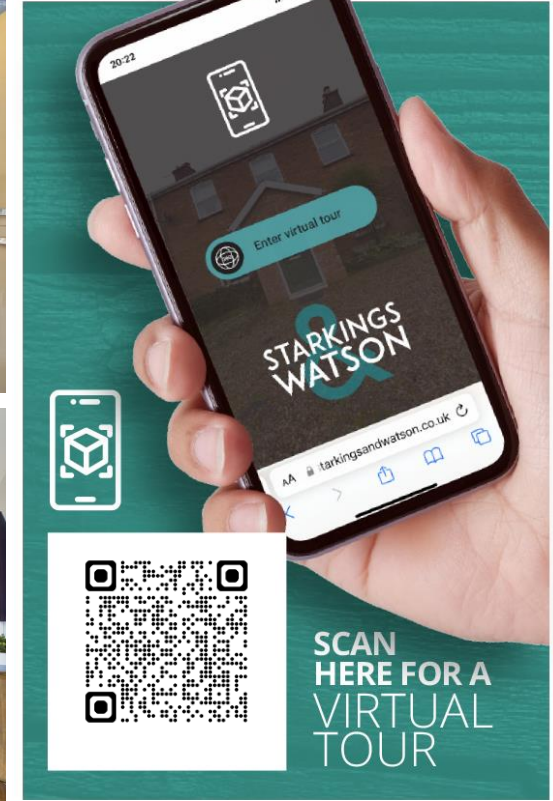
FALCON CRESCENT

Queens Hill, Costessey NR8 5GX

Freehold | Energy Efficiency Rating : B

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

FOR SALE PROPERTY



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STARKINGS & WATSON

- Semi-Detached Home
- Spacious & Flexible Layout
- Open Plan Kitchen/Dining Room
- Dual Aspect Sitting Room
- Three Ample Bedrooms
- En-Suite, Bathroom & W/C
- Gardens To Rear
- Allocated Parking For 2 Cars

IN SUMMARY

Located tucked up the end of this residential road OPPOSITE WOODLAND you will find this SEMI-DETACHED THREE BEDROOM HOME presented in IMMACULATE ORDER. The internal accommodation offers over 1000 SQFT (stms) and features a unique layout with room for a young family to grow into. Internally you will find an entrance hallway, WC, main DUAL ASPECT SITTING ROOM, separate kitchen/dining/family room completing the ground floor. On the first floor there are THREE AMPLE BEDROOMS with the MAIN BEDROOM having FITTED WARDROBES and an EN-SUITE. To serve the other two bedrooms, there is a family bathroom. Externally, to the rear there is allocated parking for TWO VEHICLES within the shared parking area as well as private and well-kept rear gardens. The property is relatively recently built and presented in excellent order meaning buyers will be getting a home ready to be moved straight into!

SETTING THE SCENE

Approached towards the end of the road opposite

woodland there is a lawned frontage with pathway to the main entrance door to the front. Around the back accessed via a shared parking area there is allocated parking for 2 cars.

THE GRAND TOUR

Entering via the main door to the front you will find an entrance hallway with stairs to the first floor landing. Off the hallway is the downstairs WC, whilst the main sitting room is found to the right of the hall with a dual aspect to front and rear with double doors onto the rear garden and a wood effect flooring. The open plan kitchen/dining/family room is the final space on the ground floor, a lovely bright room again with dual aspect to front and rear. There is a built in cupboard and access to the rear garden also. The kitchen offers a modern range of units with integrated double oven/grill, gas hob, dishwasher and fridge/freezer, whilst offering space for the dining table. This in turn leans to the family room offering plenty of space for a range of uses. Heading up to the first floor landing access leads to the three bedrooms and a bathroom as well as loft hatch access. The main bedroom is found to the front with a fitted wardrobe and a well fitted en-suite shower room. The family bathroom is again well fitted with a bath and shower over. There are then two further bedrooms one of which has a fitted wardrobe.

GREAT OUTDOORS

The rear garden offers a well-kept private space to be enjoyed. There is a paved patio ideal for outside dining as well as lawns and a shingled rockery. You



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will find a pathway leading down the garden and a rear gate leading into the shared parking area where parking can be found for two vehicles.

OUT & ABOUT

The development of Queens Hills is located on the fringes of Costessey. Local schooling is located within walking distance, and a regular bus link into Norwich City centre is provided. The nearby Longwater Retail Park offers a fantastic range of shops and a supermarket, whilst the A47 leads to Norwich and the A11.

FIND US

Postcode : NR8 5GX

What3Words : ///expressed.quote.smile

VIRTUAL TOUR

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

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^m
 1011.78 ft²
 94 m²

