

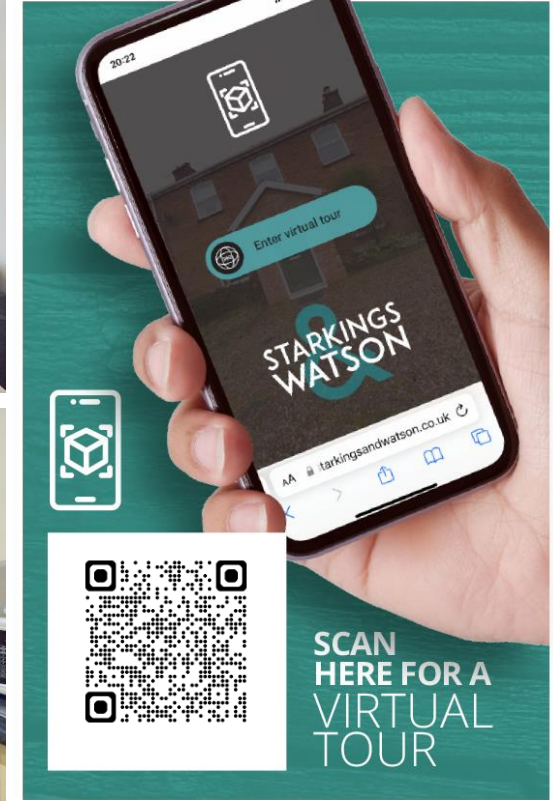
FALCON ROAD WEST

**Sprowston, Norwich NR7 8NX**

Freehold | Energy Efficiency Rating : D

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**STARKINGS  
&  
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- Extended & Modernised
- Semi-Detached Bungalow
- 18' Sitting Room
- 17' Kitchen/Breakfast Room
- 21' Conservatory with Warm Roof
- Three Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens, Garage & Resin Driveway

#### IN SUMMARY

UPDATED and MODERNISED, this semi-detached home has been EXTENDED to over 1080 Sq. ft (stms), whilst occupying an IDEAL POSITION close to AMENITIES and SCHOOLING. With an IMPRESSIVE RESIN DRIVEWAY to front, upgrades to the ELECTRICS and CONSUMER UNIT, along with CENTRAL HEATING IMPROVEMENTS and a NEW gas fired CENTRAL HEATING BOILER have been completed. The accommodation has been REDECORATED, now including an 18' SITTING ROOM, 17' KITCHEN/BREAKFAST ROOM, 21' conservatory with WARM ROOF for all year round use, THREE BEDROOMS and FAMILY BATHROOM including a SHOWER and bath. Outside, the GARDENS have been WELL MAINTAINED to include an abundance of PLANTING, grass area, timber decking and vegetable plot.

#### SETTING THE SCENE

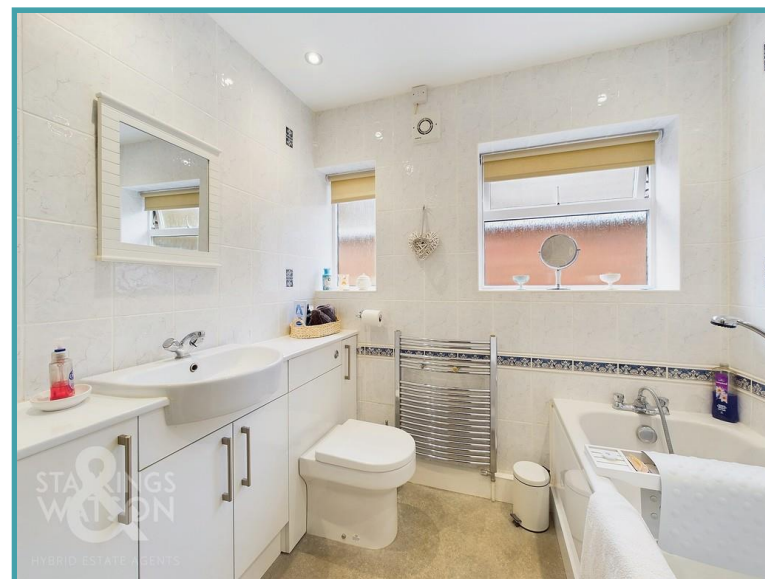
With a low level brick wall to front, an opening leads onto the resin driveway, providing ample parking, with a timber gate to the side drive, car port and garage.

#### THE GRAND TOUR

Stepping inside, the carpeted hall entrance leads to the bedrooms and main living space, with a loft access hatch above. On the left a bay fronted double bedroom can be found, with views onto the drive and fitted carpet. The smallest bedroom is wood panelled as a feature, complete with fitted carpet and a window to side. Opposite sits the sitting room, a large room with wood effect flooring and a feature fire place. The main bedroom also leads off the hall, an extended room which creates a dressing area with built-in wardrobes and room for a bed, complete with wood effect flooring under foot. The kitchen/breakfast room sits to the rear, with extensive cupboard storage, space for a gas cooker, integrated dishwasher, and space for a fridge/freezer and washing machine. Tiled splash backs and tiled flooring complete the look, with a built-in cupboard, door to the driveway and doors to the bathroom and conservatory. Finished with a four piece suite, a low level W.C and hand wash basin are set within a vanity unit, with a panelled bath and shower cubicle. Running across the rear of the bungalow, the full width conservatory is finished with central heating, wood effect flooring, a door and French doors to the garden.

#### THE GREAT OUTDOORS

Heading outside, the rear garden has been pleasantly landscaped to include an area of lawn, raised timber decked seating area, and a wealth of planted borders and beds. Enclosed with timber panelled fencing, the garden is private and non-overlooked, with a door to



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the garage and workshop, complete with a roller door to front, power and lighting.

#### OUT & ABOUT

You will find Sprowston to the north of the Cathedral City 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.

#### FIND US

Postcode : NR7 8NX

What3Words : ///given.wire.cone

#### 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™  
1087.65 ft.<sup>2</sup>  
101.05 m<sup>2</sup>

