



Falcon Crescent, Costessey - NR8 5GX





## Falcon Crescent

Costessey, Norwich

NO CHAIN. This IMMACULATE GROUND FLOOR APARTMENT occupies a popular location with ALLOCATED PARKING, with an interior which is READY to MOVE IN. The property offers a WELCOMING HALL ENTRANCE with a multitude of STORAGE, DUAL ASPECT and OPEN PLAN 20' sitting room with DINING SPACE and a FITTED KITCHEN which includes a RANGE of INTEGRATED APPLIANCES, TWO DOUBLE BEDROOMS, with an EN SUITE and BUILT-IN WARDROBE to the main bedroom, and the FAMILY BATHROOM with ATTRACTIVE TILING and a SHOWER over the bath. The property is finished with uPVC double glazing and gas fired CENTRAL HEATING, with attractive FLOOR COVERINGS with all local amenities being within easy walking distance including public transport links and schooling.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B





- No Chain
- Ground Floor Apartment
- 21' Open Plan Living Space
- Modern Interior
- Kitchen with Integrated Appliances
- Two Double Bedrooms
- Family Bathroom & En Suite
- Allocated Off Road Parking

The development of Queens Hill is located on the fringes of Costessey. Queens Hills Country Park (spanning 90 acres) is rich in wildlife and is in walking distance to this property. At the park you will find routes for dog walkers, 'the lagoon' an area of woodland with a lake meaning nature lovers to be at one with nature. 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 supermarket, whilst the A47 leads to Norwich and the A11.

#### SETTING THE SCENE

The property is set back from the street with large open courtyard leading to an allocated off road parking space. The front door is made secure with buzzer intercom system whilst the communal entrance hallway takes you through to the front of the home.



## THE GRAND TOUR

Once inside, a central hallway leads throughout the property laid with hardwearing wood effect flooring and boasting multiple built in storage cupboards. Two double bedrooms can be found within the home immediately accessed from the central hallway with the larger being the first you will encounter featuring a large open carpeted floor space whilst also boasting double built in wardrobes and an en-suite shower room immaculately finished with a wide range of tiled surround and a corner shower unit. Just next door is a second double bedroom again made with full carpeted flooring and immaculately presented with uPVC double glazed windows to the front of the building. Just beyond this, a separate three piece family bathroom suite can be found with a full range of tiling and shower head with glass screen mounted over the bath, low level radiator and a predominantly tiled surround. The main living area comes at the very end of the hallway in the form of a 21' dual aspect open plan living area laid as the same flooring as found in the hallway giving fantastic decorative continuity. Immediately the floor space opens to the left hand side more than capable of hosting a large sitting room suite with additional room for a dining room suite as well if desired. The kitchen then sits overlooking the courtyard, with a wide range of wall and base mounted storage units set around rolled edge work surfaces which in turn give way to integrated appliances to include an oven and hob with extraction above, dishwasher and tall fridge/freezer all finished with an attractive high gloss finish.

## FIND US

Postcode : NR8 5GX

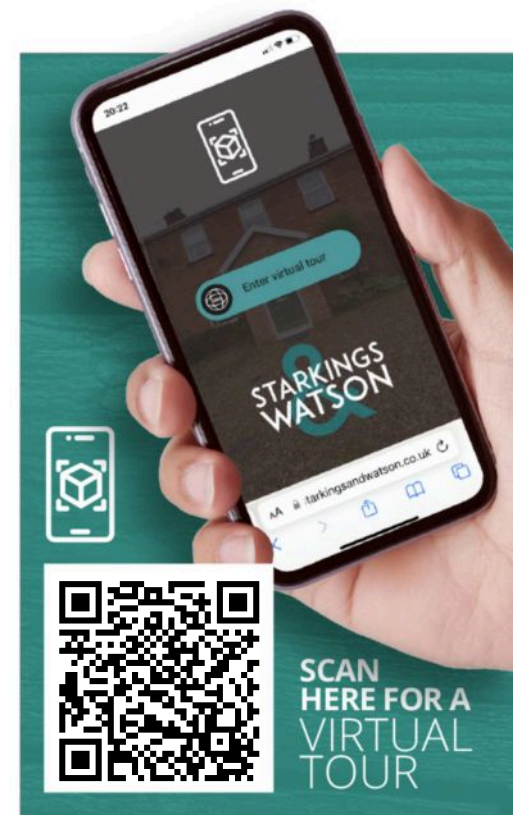
What3Words : ///dockers.offerings.drilling

## VIRTUAL TOUR

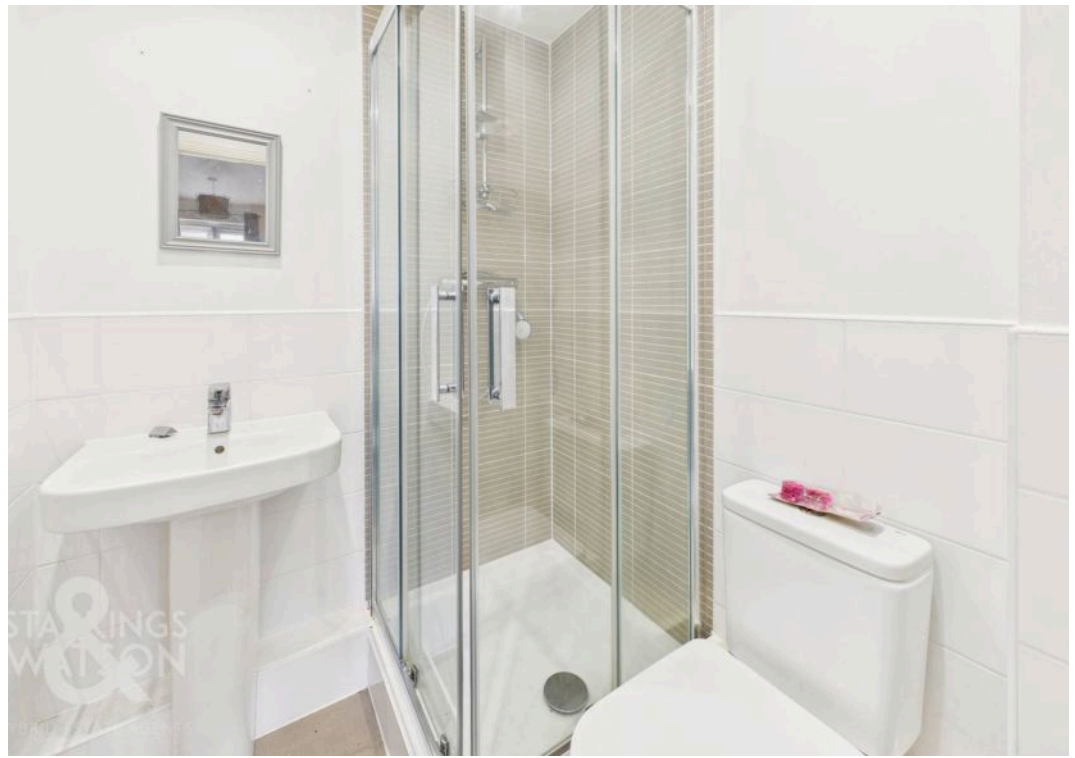
View our virtual tour for a full 360 degree of the interior of the property.

## AGENTS NOTES

The property is offered as a leasehold with 999 years starting from January 1st 2016. In total, the service charges and ground rent for the property come to £1977.63 per year.





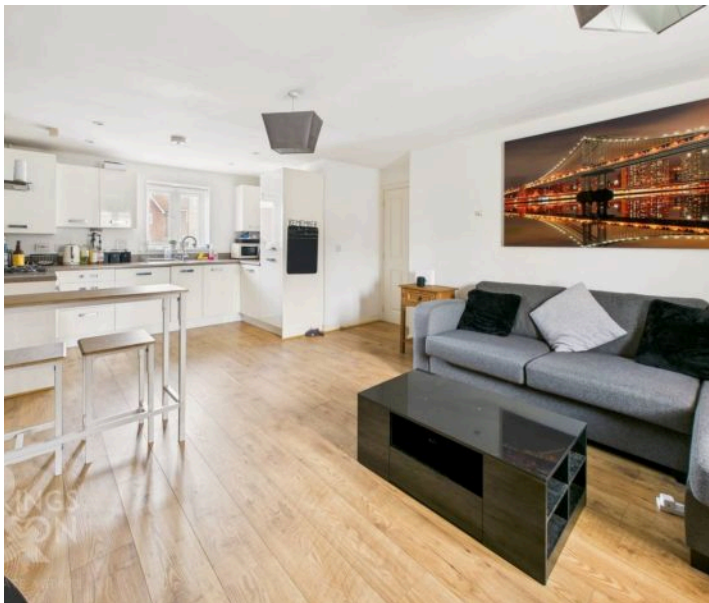


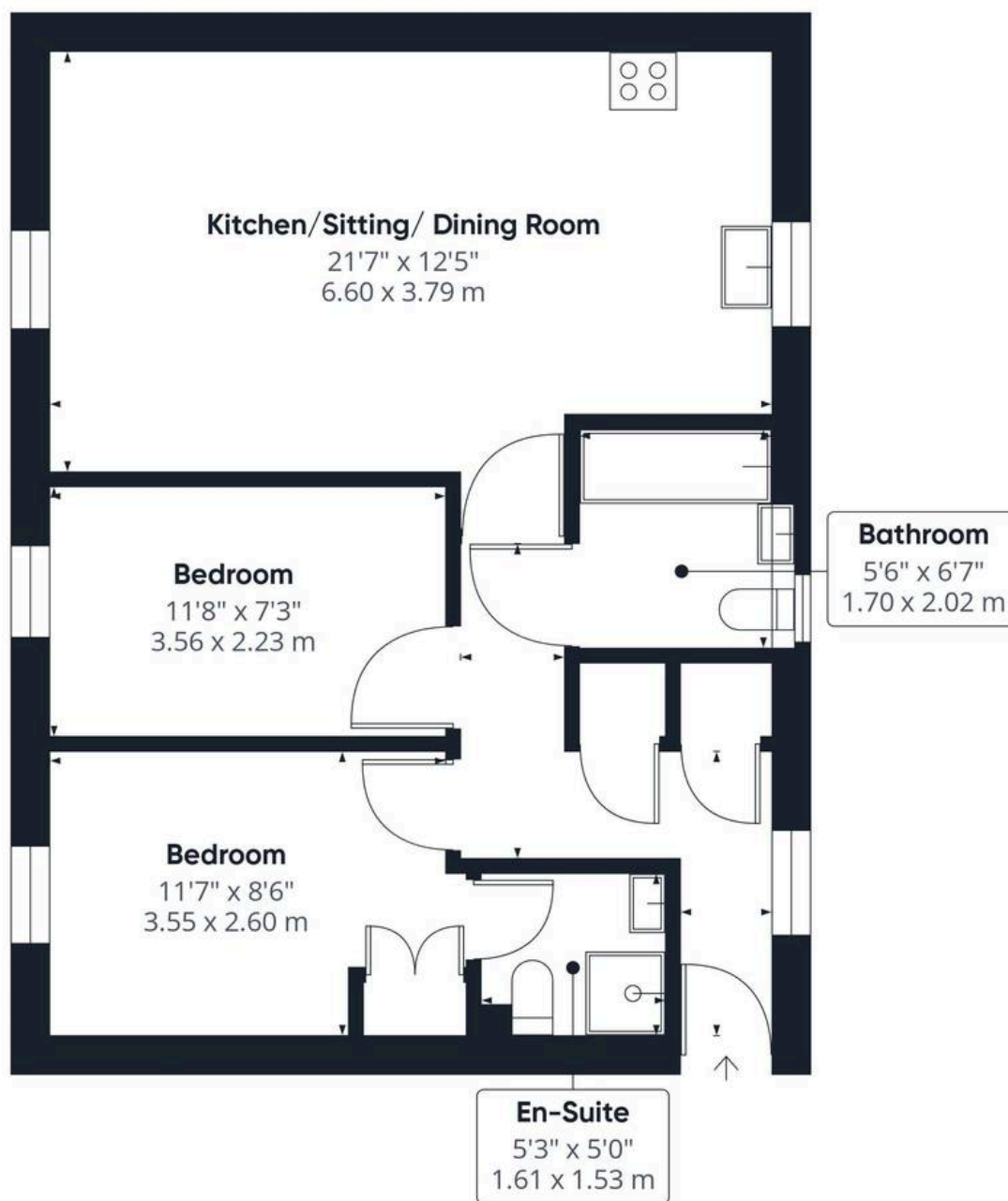




## THE GREAT OUTDOORS

Whilst there are no private gardens, the property sits only a few moments walk from a children's play park with further wooded walking spots only a few moments away also, ideal for those with dogs! A range of amenities are available on the development including shops, public transport and schooling.





**Approximate total area<sup>(1)</sup>**

603 ft<sup>2</sup>

55.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**







## Starkings & Watson Hybrid Estate Agents

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