



Falcon Crescent, Costessey - NR8 5GW





## Falcon Crescent

Costessey, Norwich

This impressive THREE/FOUR BEDROOM MID TERRACE TOWNHOUSE built in 2019 offers generous and FLEXIBLE ACCOMMODATION arranged over THREE FLOORS, providing over 1,100 square feet of living space (stms). The property is well presented throughout, featuring a versatile layout that allows for four possible bedrooms, making it ideal for families or those seeking additional home office space. The heart of the home is the expansive 26' kitchen/dining/sitting room, which creates a sociable OPEN PLAN environment perfect for entertaining or relaxing with family. There are FOUR POSSIBLE BEDROOMS arranged over the top two floors with the principal bedroom benefitting from an EN-SUITE SHOWER ROOM, while a modern family bathroom and a convenient ground floor W/C serve the remaining accommodation. Ample storage is thoughtfully integrated throughout the property, ensuring a practical and comfortable lifestyle. The home also enjoys ALLOCATED PARKING and a SINGLE GARAGE to the rear as well as west facing landscaped rear gardens.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Three Storey Townhouse
- Generous Accommodation Over 1100 SQFT (stms)
- Flexible Layout With Four Possible Bedrooms
- 26' Kitchen/Dining/Sitting Room
- Family Bathroom, En-Suite & W/C
- Enclosed Low Maintenance Rear Gardens
- Allocated Parking & Single Garage
- Popular Residential Location With Local Amenities

The development of Queens Hills is located on the fringes of Costessey. Local schooling, shops and food outlets are 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

Approached via Falcon Crescent there is a small frontage with the main entrance door to the front leading into the hallway. To the rear there is a shared parking area with one allocated space in front of the garage.

## THE GRAND TOUR

Entering the house via the main entrance door to the front there is a small entrance hallway with stairs to the first floor as well as a door to the left into the w/c. A door ahead takes you into the impressive main family space extending to approximately 26'. This bright room houses space for sitting, dining and the kitchen. with double doors leading out onto the garden beyond. The kitchen offers a range of wall and base level units with rolled edge worktops over as well as integrated eye level oven and grill. There is a gas hob with extractor fan as well as dishwasher also and space for remaining white goods freestanding. There is a built in storage cupboard under the stairs as well as wood effect flooring throughout.

Heading up to the first floor landing there are stairs to the second floor as well as two bedrooms and a family bathroom. The layout is flexible on this level with one of the bedrooms used as a generous sitting room. The other bedroom is a good double with a Juliette balcony to the front. The family bathroom provides a w/c and hand wash basin with a bath and shower over.

Heading up to the top floor there is built in storage with two further bedrooms and an en-suite shower room. Both rooms are double bedrooms with the main bedroom to the rear benefitting from built in storage and an en-suite shower room with w/c and hand wash basin.

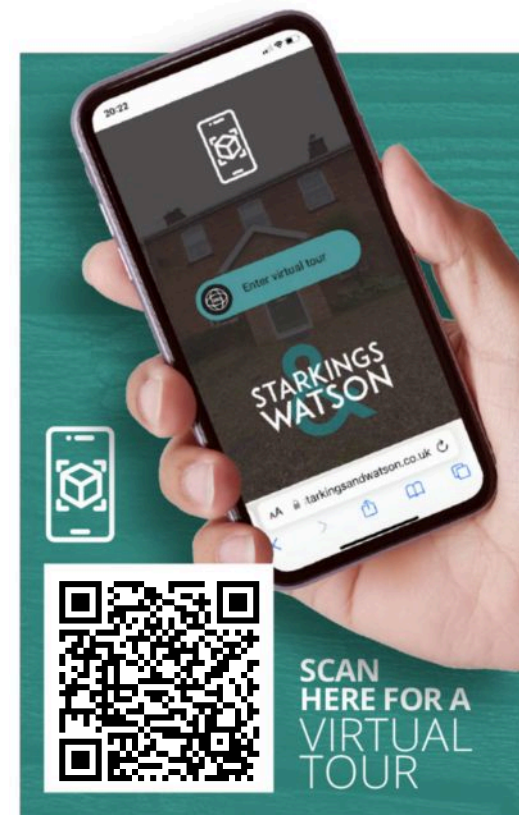
## FIND US

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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

To the rear there is a west facing enclosed rear garden with two paved patio areas over two levels as well as a shingled area and an artificial lawn. A pathway leads up the garden to the rear where a secure gate takes you onto the parking area where a space and the single garage can be found. The garage offers power and light as well as an up and over door. The garden is enclosed with timber fencing.





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

1106 ft<sup>2</sup>

102.8 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>

1.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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