



13 Falcon Road West, Norwich - NR7 8NU

£280,000 Freehold

Conveniently arranged on one floor, this detached house offers a practical and comfortable living space with two double bedrooms, two reception rooms, and well-maintained gardens to the front and rear. The property is structurally sound and has had only one previous owner. It also benefits from a garage and off-road parking. Situated close to local amenities, this home offers easy access to shops, services, and transport links, making it an excellent choice for those seeking a well-located and functional living environment.

Location

Located in Sprowston, this property offers a convenient setting with a range of local amenities nearby. Supermarkets, schools, and healthcare facilities are within easy reach, making it a practical choice for families and professionals alike. The area benefits from excellent transport links, providing easy access to Norwich city centre, while the A47 is easily accessible for those commuting further afield. Nearby green spaces and recreational facilities offer plenty of opportunities for outdoor activities and relaxation.



Agents notes

We understand the property will be sold freehold, connected to mains services water electricity, gas and drainage.

Heating system-Gas Boiler

Council Tax Band-C



Falcon Road West, Norwich

Stepping inside, the hallway leads to a cosy lounge featuring a fireplace and a large window that fills the space with natural light. The dining room provides plenty of space for enjoying meals and features sliding doors that open into a well-appointed kitchen.

The kitchen offers ample storage with built-in cupboards and generous counter space for meal preparation. The utility room is well-lit, featuring large windows that allow plenty of natural light, and includes a door leading out to the rear garden.

The property includes two comfortable double bedrooms, one benefiting from built-in storage. A conveniently located WC and a family bathroom with a relaxing bath are positioned off the hallway, ensuring easy access from all areas of the home.

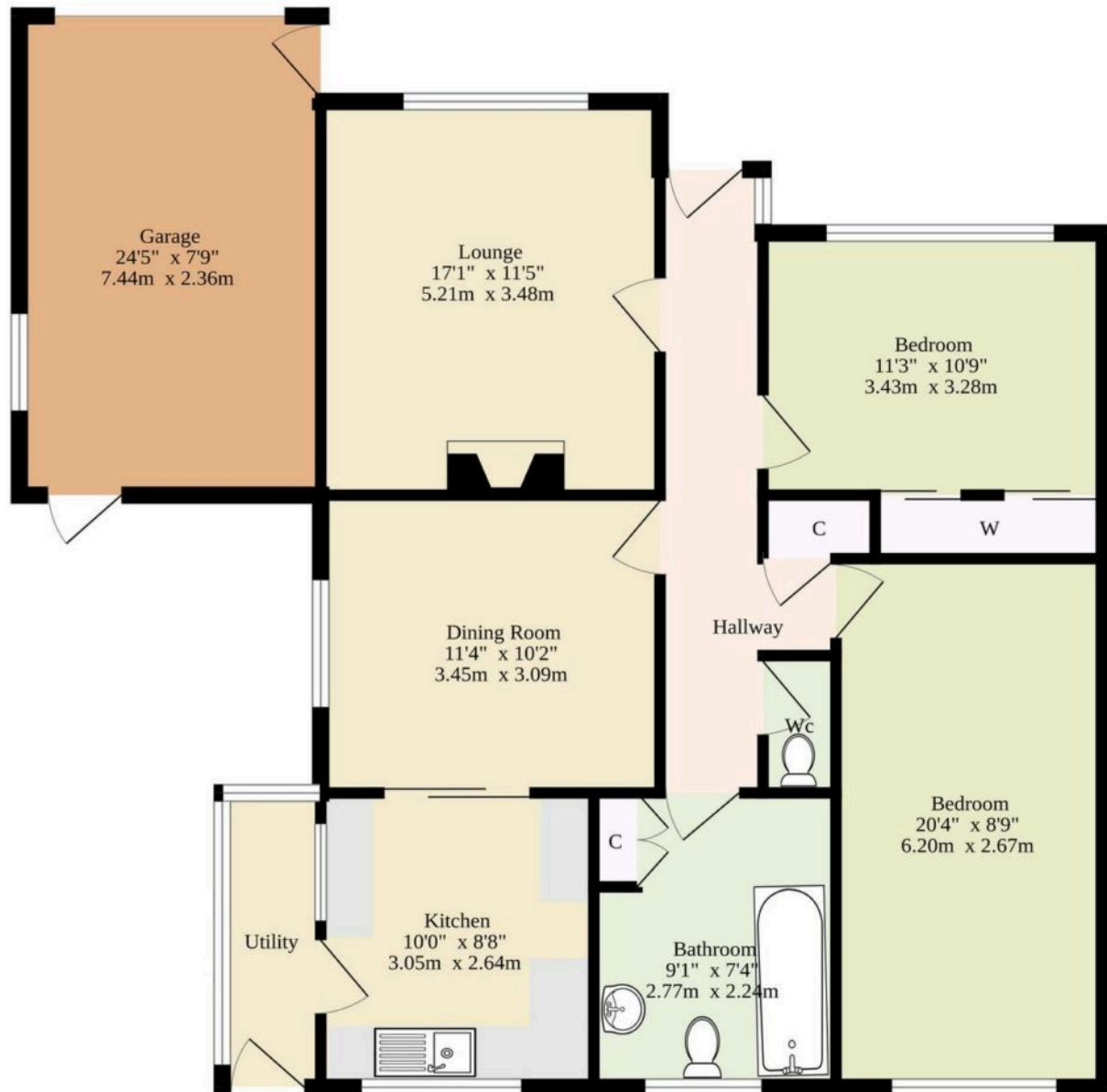
Additionally, the property comes with carpets included, curtains included if needed, and white goods are negotiable. It also benefits from a new boiler and double glazing throughout.

Outside, the front garden has a lawn, creating a welcoming approach. The large enclosed rear garden offers a private outdoor retreat, complete with a vegetable plot and a storage shed for added practicality.

Off-road parking is provided through a driveway and garage, with the garage featuring dual access from both the front and rear gardens for extra convenience.



Ground Floor
1108 sq.ft. (102.9 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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