

101 Falcon Road West, Norwich

Minors & Brady

101 Falcon Road West

Norwich

Occupying a generous plot in the heart of Sprowston, this extended semi-detached bungalow presents a fantastic opportunity for buyers seeking spacious single-storey living with plenty of scope to modernise and personalise. Offering three double bedrooms, multiple reception areas and excellent outdoor space, the property is ideally suited to families, downsizers or purchasers looking for a home they can adapt to their own tastes over time. A substantial driveway, detached garage and enclosed rear garden further enhance the appeal, while the practical layout provides flexibility for a variety of lifestyles. Benefitting from solar panels and well-proportioned accommodation throughout, the property combines immediate comfort with exciting long-term potential. Situated within easy reach of local schools, amenities and transport links, this is a home that offers both convenience and opportunity in equal measure.

- Extended three-bedroom semi-detached bungalow occupying a generous plot within the popular suburb of Sprowston
- Spacious and versatile accommodation offering excellent potential for modernisation and personalisation
- Large driveway providing off-road parking for multiple vehicles
- Detached single garage with the added benefit of an inspection pit and further storage possibilities
- Well-proportioned kitchen fitted with a range of units, breakfast bar and space for appliances
- Comfortable living room featuring a charming wood-burning stove as a focal point
- Separate dining area with sliding patio doors opening directly onto the rear garden

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The Location

The property enjoys a fantastic position on Falcon Road West within the ever-popular suburb of Sprowston, one of Norwich's most sought-after residential locations. Situated approximately two miles north-east of Norwich City Centre, the area offers the perfect balance of suburban convenience and easy access to the city, where an excellent selection of shopping, dining, entertainment and cultural attractions can be enjoyed, including Norwich Cathedral, Norwich Castle and the city's charming independent lanes.

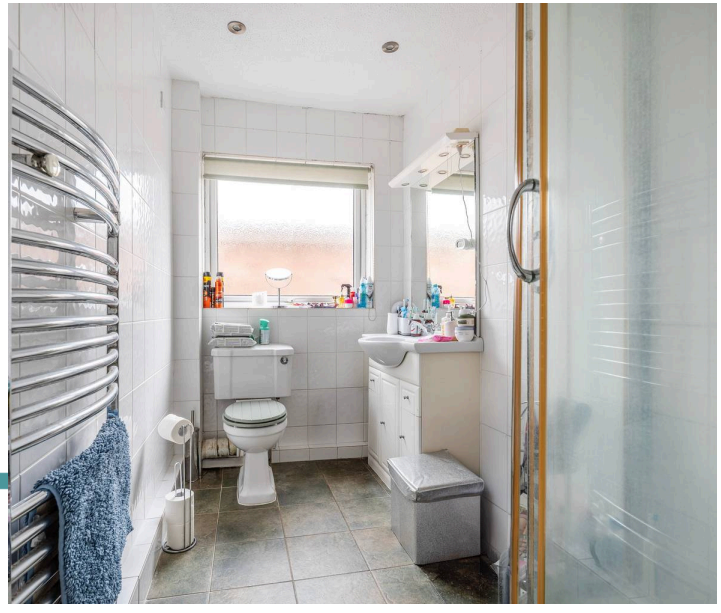
For everyday convenience, the property is well placed for a range of local amenities, including Morrisons Daily, Starbucks, Tesco Superstore, Lidl and nearby retail parks offering a variety of national retailers, home stores and leisure facilities.

Families are particularly drawn to the area due to the excellent range of schooling options for all ages. The property is conveniently located within walking distance of local infant and junior schools, making it an excellent choice for growing families, while several well-regarded primary and secondary schools are also available nearby.

The area benefits from excellent public transport links, with regular bus services providing straightforward access into Norwich City Centre. For those travelling further afield, the Northern Distributor Road (NDR) is easily accessible, offering efficient connections around Norwich and to the county's major road networks.

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Falcon Road West, Sprowston

Set back from the road behind a generous frontage, the property immediately impresses with ample off-road parking for multiple vehicles and a detached single garage, complete with an inspection pit and additional storage potential.

Upon entering, you are welcomed into a spacious kitchen fitted with a range of wall and base units, complemented by expansive work surfaces and a breakfast bar. There is ample space and plumbing for a variety of appliances, creating a practical and sociable environment for everyday living.

The kitchen flows seamlessly into the main living room, a warm and inviting space centred around a wood-burning stove, creating an attractive focal point and a cosy atmosphere during the cooler months. Beyond the living room sits the dining area, providing a dedicated space for family meals and entertaining. Sliding patio doors connect the interior to the rear garden, allowing natural light to flood the room while creating an easy transition to outdoor living.

An inner hallway leads to the bedroom accommodation and incorporates useful built-in storage. All three bedrooms are comfortable doubles, offering flexibility for family members, guests or those working from home. The principal bedroom benefits from fitted wardrobe space together with an additional storage cupboard, helping to maximise practicality.

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The shower room is fitted with a shower cubicle, wash hand basin and WC, serving the accommodation efficiently. At the end of the hallway, a further storage area offers versatility and could be utilised as a compact study area, hobby space or simply additional household storage.

Outside, the rear garden provides a wonderful amount of outdoor space and is predominantly laid to lawn. Fully enclosed and enjoying a good degree of privacy, it offers plenty of room for children to play, gardening enthusiasts to indulge their passion or homeowners to create outdoor entertaining areas. The generous plot also contributes to the property's sense of openness and potential.

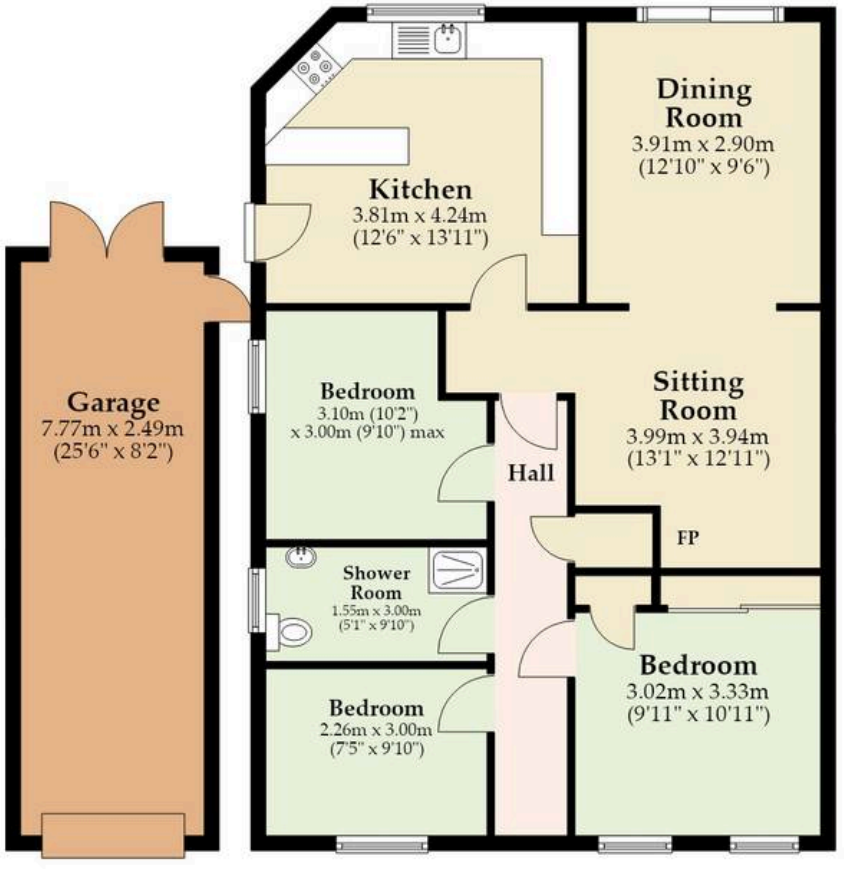
Well maintained over the years yet still offering scope for cosmetic enhancement in places, this appealing bungalow represents an increasingly rare opportunity to acquire a spacious home on a sizeable plot within one of Norwich's most popular suburban locations.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Ground Floor

Approx. 77.0 sq. metres (828.8 sq. feet)
(excluding Garage)



Total area: approx. 77.0 sq. metres (828.8 sq. feet)

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.
Plan produced using PlanUp.

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Meet *Daryl*
Listings Manager



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Your home, our market

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