

96 Falcon Crescent, Costessey

Minors & Brady

96 Falcon Crescent

Costessey, Norwich

Beautifully presented, this stylish first-floor apartment offers contemporary living, thoughtfully designed accommodation, and a range of attractive features throughout. The property boasts two spacious double bedrooms, including a principal bedroom with its own en-suite shower room, alongside a separate bathroom. At the heart of the home is a bright and spacious open-plan kitchen and living area, featuring a modern fitted kitchen and French doors opening onto a Juliette balcony. Externally, the property benefits from an allocated parking space, while its position within a quiet residential setting adds to its appeal.

- Stylish first-floor apartment with contemporary interiors and thoughtfully arranged accommodation
- Modern fitted kitchen with an attractive, contemporary finish
- Bright and spacious open-plan kitchen and living area
- French doors from the living area opening onto a Juliette balcony
- Two spacious double-bedrooms, offering comfortable and versatile living space
- Principal bedroom benefiting from built-in storage and featuring attractive decorative wall panelling
- En-suite shower room serving the principal bedroom
- Separate bathroom fitted with a bath, wash basin, and WC
- Allocated parking space providing convenient off-road parking for residents
- Conveniently located near local amenities, schools, and green spaces

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The Location

Falcon Crescent is situated within the popular Queen's Hills development in Costessey, to the west of Norwich. This established residential community offers a convenient range of local amenities, including a neighbourhood convenience store, Queen's Hill Primary and Nursery School, and a community centre. The nearby Longwater Retail Park provides an extensive choice of supermarkets, including Sainsbury's, Aldi, and M&S, alongside a variety of retail outlets, cafés, restaurants, and leisure facilities.

The surrounding area offers a selection of green spaces and outdoor recreational opportunities, including Queen's Hills Community Park, local play areas, and woodland walks. These provide pleasant opportunities for walking, exercise, and enjoying the outdoors, while contributing to the development's appealing residential setting.

For commuters, the location benefits from convenient access to the A47, providing connections towards Norwich, Dereham, and the wider Norfolk road network. Regular bus services also operate through Queen's Hills, offering links into Norwich city centre, where a wider selection of shopping, dining, cultural attractions, and transport connections can be found.

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The accommodation is accessed via a welcoming entrance hall, which provides access to the principal rooms. The open-plan kitchen and living area offers a versatile space for both everyday living and entertaining, with the contemporary fitted kitchen thoughtfully incorporated into the layout. The room benefits from French doors opening onto a Juliette balcony, allowing natural light to flow into the space and enhancing its bright and airy feel.

There are two well-proportioned double bedrooms, with the principal bedroom further enhanced by attractive decorative wall panelling, built-in storage, and the convenience of a private en-suite shower room. The second bedroom is also a comfortable double, making it suitable for guests, family members, or those requiring a home-working space. Completing the accommodation is a separate bathroom, fitted with a bath, wash basin, and WC.

The property also benefits from an allocated parking space, providing convenient off-road parking.

Agent's Note

This property will be sold leasehold, with 989 years remaining on the lease.

The property has gas central heating, and is connected to mains water, electricity, gas and drainage.

Service Fee: £2,013 per annum to the management company.

Council Tax Band: B

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First Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



Total area: approx. 54.5 sq. metres (586.7 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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