



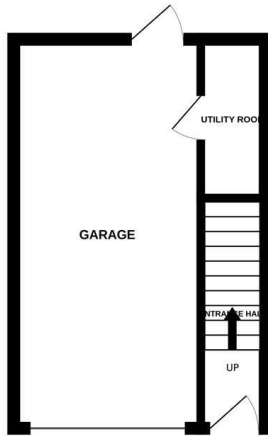
**26 Falcon Crescent | Costessey | Norwich | NR8 5GW**

## **Guide Price £190,000**

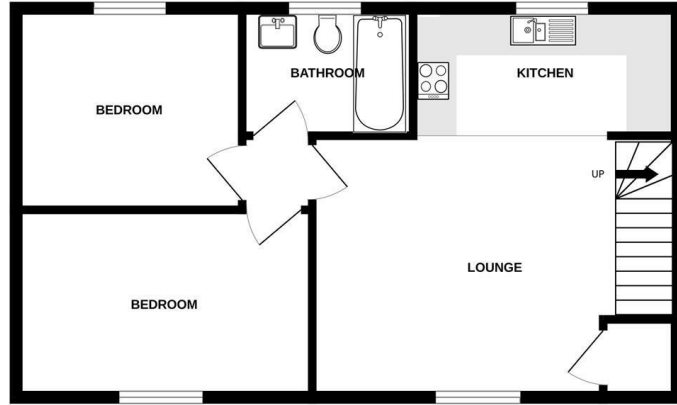
**\*\*GUIDE PRICE £190,000 - £200,000 STUNNING FREEHOLD COACHHOUSE WITH A PRIVATE GARDEN AND GARAGE\*\*** Gilson Bailey are delighted to offer this WELL PRESENTED, TWO BEDROOM, MODERN COACHHOUSE situated in the highly sought after Queens Hill estate to the west of Norwich. Accommodation comprising entrance hall, lounge/diner, kitchen, TWO BEDROOMS and a bathroom. Outside there is a SINGLE GARAGE with a utility room, LARGE CARPORT and an ENCLOSED REAR GARDEN. The coachhouse benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect first time purchase so be quick to book a viewing.



GROUND FLOOR



FIRST FLOOR



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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### Location

This sought after development is situated west of the Cathedral City centre of Norwich on the outskirts of Costessey, you are within easy reach of a good selection of amenities including primary schools, supermarkets, various retail outlets at the Longwater Retail Park and also excellent public transport from Queens Hills in and out of Norwich City centre with ease of access onto the A47 southern bypass

### Accommodation Comprises

Front door to:

#### Entrance Hall

Stairs to first floor.

#### Lounge/Diner 16'8" x 11'10"

Double glazed window, radiator, storage cupboard.

#### Kitchen 12'0" x 5'9"

fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for dishwasher, double glazed window.

#### Bedroom One 13'11" x 8'5"

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 10'4" x 9'3"

Double glazed window, radiator.

#### Bathroom 7'10" x 5'9"

Panelled bath with shower over, low level WC, hand wash basin, radiator, frosted double glazed window.

### Garage

With a door to the garden and a utility room measuring 2.58m x 0.87m with space for a washing machine and tumble dryer.

### Outside

Car Port and a private rear garden enclosed by timber fencing with side gate access.

### Local Authority

South Norfolk District Council, Tax Band B.

### Tenure


Freehold

### Utilities

Ultrafast full fibre broadband available.  
Mains water and electric.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Local Authority

South Norfolk District Council, Tax Band B

### Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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