

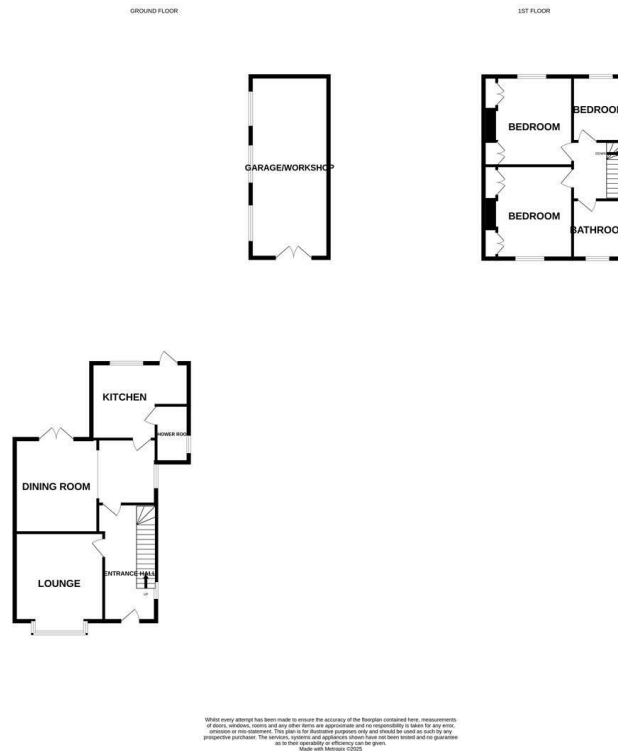


6 Falcon Road West | Sprowston | Norwich | NR7 8NU

Guide Price £350,000

****EXTENDED SEMI DETACHED HOUSE WITH A BEAUTIFUL REAR GARDEN AND LARGE GARAGE/WORKSHOP**** Gilson Bailey are delighted to offer this SPACIOUS, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, dining room, kitchen and shower room to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a large front driveway providing AMPLE OFF ROAD PARKING and to the rear there is a WELL MAINTAINED REAR GARDEN with a GARAGE/WORKSHOP (7.15m x 3.46m) with services running to it offering the potential to be made into an annexe or home office. The house benefits from double glazing, gas heating, NO ONWARD CHAIN and has scope to extend further subject to planning. The property would make an excellent family home so be quick to book a viewing.





Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room and stairs to first floor.

Lounge 13'10" x 12'4"

Bay fronted double glazed window, radiator.

Dining Room 19'7" x 12'11"

Patio doors, double glazed window, two radiators.

Kitchen 13'8" x 10'6"

Fitted wall and base units with worktops over, sink and drainer, Range cooker with extractor over, integrated dishwasher, space for fridge/freezer and washing machine, double glazed window, door to rear.

Shower Room 8'2" x 3'10"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 11'11" x 11'1"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 12'11" x 11'4"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 9'0" x 7'8"

Double glazed window, radiator.

Bathroom 8'2" x 6'7"

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

Outside Front

Large shingled driveway providing ample off road parking.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, timber shed, large garage/workshop measuring at 7.15m x 3.46m with power and lighting.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

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

Local Authority

Broadland District Council, Tax Band C

Tenure

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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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