



1A Falcon Road East | Sprowston | Norwich | NR7 8XZ

£340,000

****EXTENDED FAMILY HOME WITH AN LARGE PRIVATE REAR GARDEN **** Gilson Bailey are delighted to offer this WELL PRESENTED, EXTENDED, FOUR BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. This spacious property offers versatile accommodation ideal for modern family living, with a floor area of approximately 135 square metres. The accommodation offers a entrance hall, spacious lounge, kitchen, dining room, bathroom and family room to the ground floor. On the first floor there are FOUR BEDROOMS and a WC off landing. Outside there is a FRONT DRIVEWAY providing off road parking and to the rear there is an EXTENSIVE AND PRIVATE GARDEN ideal for entertaining with an OUTBUILDING PROVIDING MULTIPLE USES. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 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, kitchen, family room, bathroom and stairs to first floor.

Lounge 21'7" x 20'11"

Double glazed window, two radiators.

Kitchen 19'9" x 7'10"

Fitted wall and base units with worktops over, sink and drainer, space for cooker, fridge/freezer, washing machine and tumble dryer, double glazed window, door to side.

Dining Room 9'3" x 7'11"

Patio doors, radiator.

Bathroom 8'2" x 7'10"

Paneled bath, shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

Family Room 15'5" x 8'3"

Double glazed window, radiator.

First Floor Landing

Doors to four bedrooms and WC.

Bedroom One 12'4" x 11'3"

Double glazed window, radiator.

Bedroom Two 10'10" x 9'6"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 12'0" x 8'3"

Double glazed window, radiator.

Bedroom Four 8'0" x 7'6"

Double glazed window, radiator.

WC

Low level WC, hand wash basin, frosted double glazed window.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, large lawned garden, mature plants, shrubs and trees, outbuilding with power and lighting, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the cabinet 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	

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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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