



36 Falcon Road West
, Sprowston, NR7 8NU
£325,000

Detached 3-bed chalet bungalow in popular Sprowston offers generous space, a peaceful garden & a large garage. Well-maintained with modern features, close to amenities & schools. Don't miss out, Call today!

- 3-bedroom detached
- Kitchen/breakfast room
- Enclosed rear garden
- Two miles from Norwich city centre
- Gas-fired central heating
- Generous space
- Driveway with ample off-road parking
- Large detached garage/workshop
- UPVC double glazing



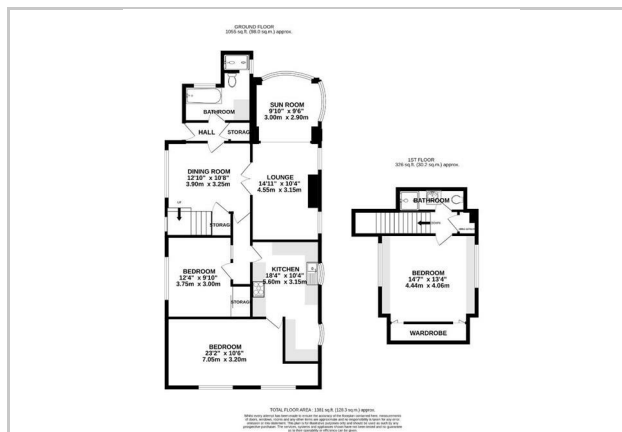
This three-bedroom detached chalet bungalow occupies a sought-after spot in Sprowston, just two miles north-east of Norwich city centre. The property offers a generous amount of space, making it a perfect home for new owners.

Inside, the well-maintained accommodation comprises a kitchen/breakfast room, two bathrooms, and three reception rooms alongside three double bedrooms.

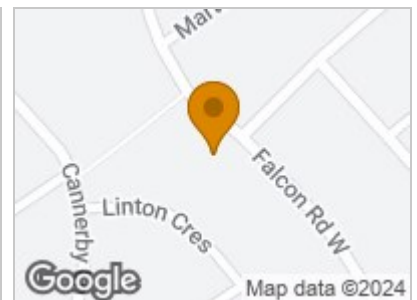
Outside, a tandem brick weave driveway runs the length of the property and extends to the front, providing ample off-road parking. The enclosed rear garden is hard landscaped and bordered by mature plants, offering a tranquil space. A large detached garage/workshop with an electric roller door completes the picture.

Benefiting from UPVC double glazing, gas-fired central heating, and offering a wealth of potential, this property is sure to generate interest. Early viewing is highly recommended.

Sprowston includes a wide range of local shops and parks nearby & it is in the catchment area for popular nearby schooling.



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

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