

FREEHOLD



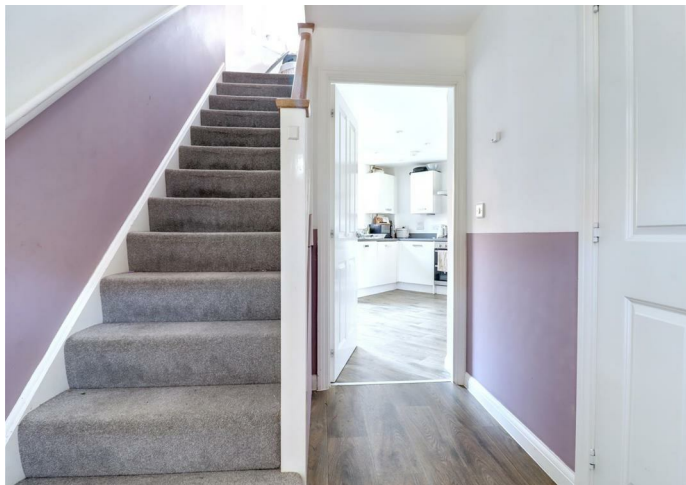
House - End Terrace

**82 FALCON  
CRESCENT,  
COSTESSEY, NR8  
5GW**

**£265,000**

### FEATURES

- Semi Detached
- Sitting Room
- Wc
- Ensuite
- Driveway
- Hall Entrance
- Kitchen/Diner
- Three Bedrooms
- Family Bathroom
- Garage



# 3 Bedroom House - End Terrace located in Costessey

Welcome to Falcon Crescent of Costessey, this charming semi detached house, built in 2018, presents an ideal opportunity for families seeking a modern and comfortable home. As you approach the property, you will find it discreetly situated down a small shared driveway, providing a sense of privacy and peace.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-appointed ground floor. The generous sitting room offers a perfect space for relaxation, while the kitchen diner is designed to accommodate a good-sized dining table, making it an excellent area for family meals and entertaining guests. A convenient WC is also located on this level.

The first floor features a sizeable landing that connects to three inviting bedrooms, including a principal bedroom with its own ensuite bathroom, ensuring comfort and convenience for the occupants. The additional bedrooms are well-proportioned, making them suitable for children, guests, or even a home office.

The outdoor spaces of this property are equally appealing. The front garden is adorned with attractive hedging, a lawn, and inset trees, creating a welcoming entrance. The driveway leads to a garage, providing ample parking for two vehicles. The rear garden is designed for easy maintenance, making it perfect for entertaining or simply enjoying the outdoors without the burden of extensive upkeep.

Conveniently located, this home is close to local shops and schools, with a retail park just a mile away. Excellent road links to the A47, as well as proximity to a hospital and university, further enhance the appeal of this delightful family residence. This property is a wonderful blend of modern living and practicality, making it a must-see for prospective buyers.

## Entrance Hall

Sealed unit double glazed door to the front, stairs to first floor, radiator, doors to all rooms.

## WC

Sealed unit double glazed window to front, WC, wash basin, radiator

## Sitting Room

17'9 x 10'8

Sealed unit double glazed window to front with french doors to rear, radiator

## Kitchen/Dining Room

17'9 x 11'9

Sealed unit double glazed window to the front, radiator, dining area to the front, range of base and wall mounted units, sink unit, integrated appliances to include hob, oven and extractor fan over, fridge/freezer, dishwasher and space and plumbing for washing machine. Further cupboard understairs.

## First Floor Landing

Sealed unit double glazed window to the rear, doors to bedrooms and bathroom.

## Principal Bedroom

12'4 x 10'9

Sealed unit double glazed window to the front, radiator, built in wardrobe and door to the ensuite.

## Ensuite

Sealed unit double glazed window to the front, shower cubicle, wc and wash hand basin, radiator.

## Bedroom Two

14'0 max x 13'1

Sealed unit double glazed window to the front, radiator and built in cupboard.



### Bedroom Three

8'4 x 7'8

Sealed unit double glazed window to the rear and radiator.

### Bathroom

Sealed unit double glazed window to the rear, panel bath with shower over. Wc and wash hand basin. Splash backs.

### Outside

Set down and tucked away there is plenty of parking with a driveway leading on to a garage. The front garden is lawned with hedging and inset trees. The enclosed rear garden is easy to maintain with patio area and lawned.





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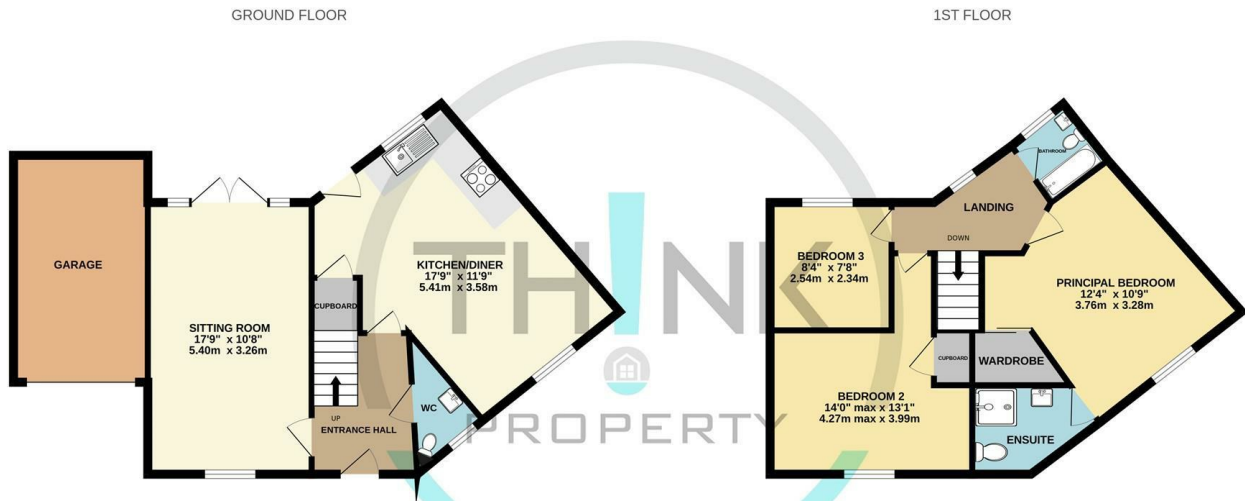
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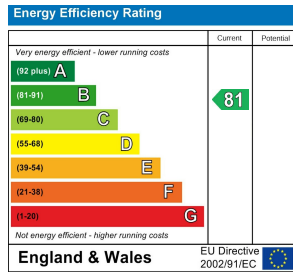
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Council Tax Band

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