



FREEHOLD

House - Townhouse

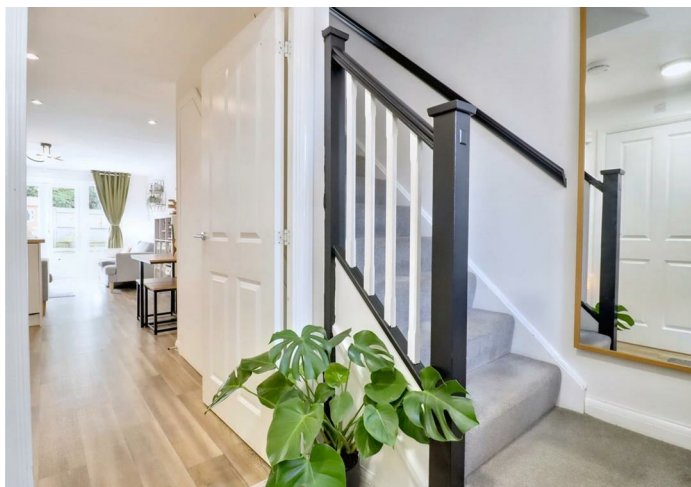
FALCON CRESCENT COSTESSEY NR8 5GX

Offers Over

£260,000

FEATURES

- Stunning Townhouse
- Kitchen/Family Room
- Ensuite & Bathroom
- Lanscaped Garden
- Three/Four Bedrooms
- Downstairs Wc
- Immaculate Decor
- Two Parking Spaces



3 Bedroom House - Townhouse located in Costessey

Welcome to Falcon Crescent, Costessey, this immaculate townhouse is a true gem awaiting its new owners. Built in 2018, this property boasts a perfect blend of modernity and comfort, making it an ideal choice for a growing family.

As you step inside, you are greeted by a welcoming entrance hall with spacious kitchen/family room, offering the perfect space for quality family time or entertaining guests. With three/four bedrooms, including an ensuite shower room, a family bathroom, and a convenient wc, this townhouse provides ample space for everyone to enjoy.

One of the highlights of this property is the beautifully landscaped rear garden, providing a tranquil retreat for relaxation and outdoor activities. Additionally, the two allocated parking spaces off-road ensure that parking is never a hassle for you and your family.

Conveniently located close to shops and schools, this townhouse offers easy access to the A47 and beyond, making commuting a breeze. Don't miss the opportunity to make this charming townhouse your new home sweet home.

Entrance Hall

Sealed unit double glazed entrance door to the front, stairs to the first floor and door to the wc and the kitchen/family room.

WC

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

Kitchen/Family Room

12'3" max x 26'5" max

Sealed unit double glazed double doors to the landscaped rear garden, range of base and wall mounted units with kick board lighting. Integrated hob, oven and extractor fan over, dishwasher and washing machine along with fridge/freezer. Splashback and opening through to the family room area,

First Floor Landing

Doors to the bedroom and sitting room/bedroom and bathroom, further stairs to the second floor.

Bedroom

10'4 max x 8'6 min

Sealed unit double glazed window to the front, radiator.

Sitting Room/Bedroom

13'9 x 12'4

Sealed unit double glazed windows to the rear and radiator.

Bathroom

Panel bath with screen and shower over, wc and wash hand basin, radiator. Splashbacks.

Second Floor Landing

Doors to principal bedroom and further bedroom.

Principal Bedroom

13'8 max x 10'4 max

Sealed unit double glazed window, radiator and door to the ensuite.

Ensuite

Shower cubical, wash hand basin and wc, splashbacks.

Bedroom

12'5 max x 11'0

Sealed unit double glazed window, radiator.

Outside

Garden area to the front. The rear garden has been landscaped to make life easier, artificial grass and raised borders with mature planting. Patio area and path up to the shed to remain. Gated access to the two parking spaces to the rear.

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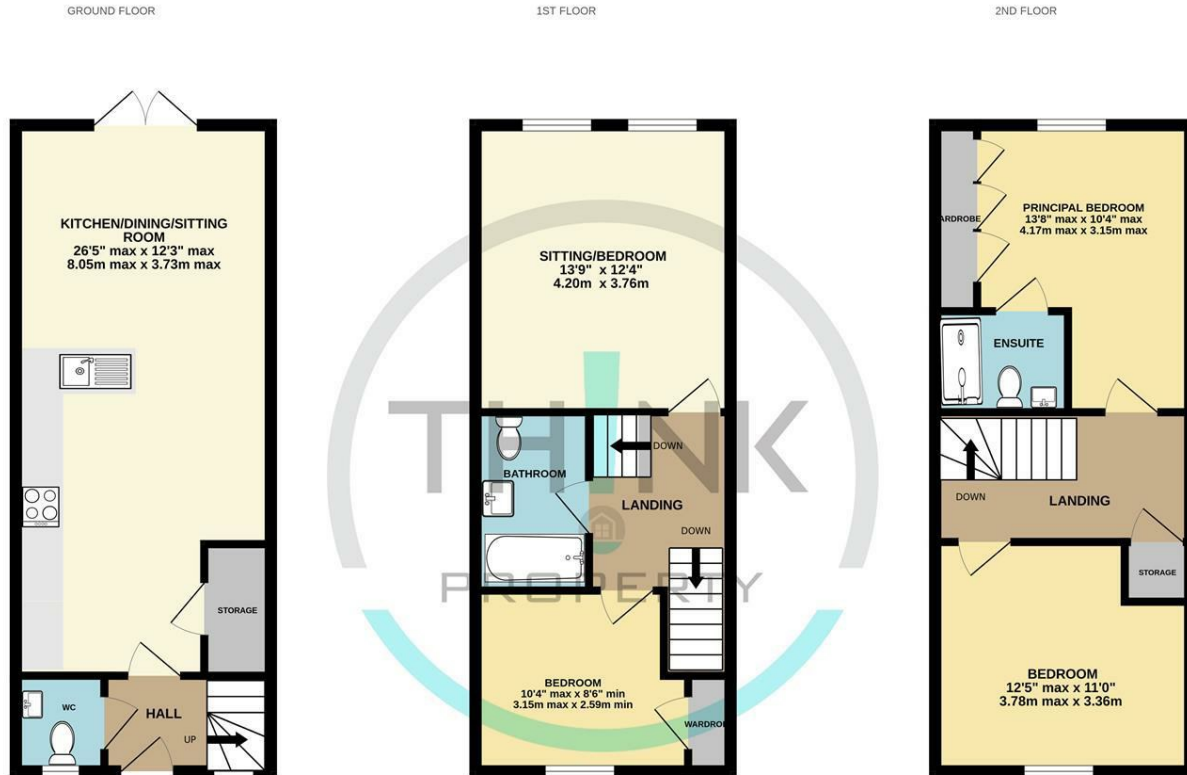
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

