

FREEHOLD



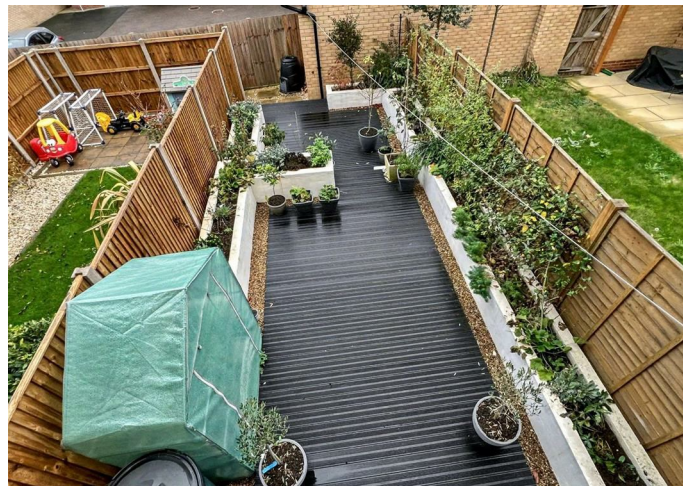
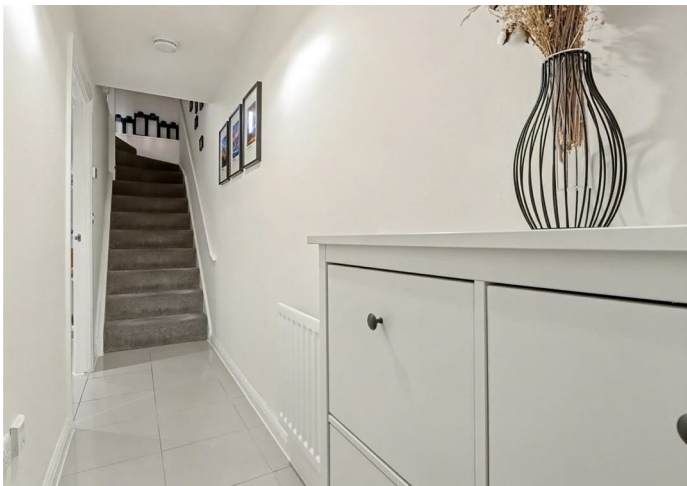
House - Townhouse

FALCON CRESCENT QUEENS HILLS COSTESSEY NR8 5GW

Offers In The Region Of
£270,000

FEATURES

- Three Storey Townhouse
- Three/Four Bedrooms
- Ensuite
- Immaculate
- Garage
- Hall Entrance
- Kitchen/Dining
- Wc & Bathroom
- Enclosed Garden
- Two Spaces



3 Bedroom House - Townhouse located in Norwich

Welcome to the desirable location of Falcon Crescent, Costessey, this splendid three-bedroom townhouse is a remarkable find for those seeking modern family living. The property boasts two well-appointed reception rooms, providing ample space for relaxation and entertainment. The open plan kitchen and reception room is a highlight, featuring double doors that lead directly to the rear garden, creating a seamless connection between indoor and outdoor spaces.

The first floor hosts an additional reception room, alongside a family bathroom that caters to the needs of the household. Each of the three bedrooms is generously sized, with the principal bedroom offering built-in wardrobes and a private ensuite shower room, ensuring comfort and convenience.

This home is designed with practicality in mind, featuring a downstairs WC for guests and off-road parking for up to three vehicles, along with a garage for additional storage. The property is ready for you to move straight in, making it an ideal choice for families looking for a beautiful and functional living space.

With its modern amenities and thoughtful layout, this townhouse on Queens Hills is not just a house, but a place to create lasting memories. Don't miss the opportunity to make this lovely family home your own.

Entrance Hall

Sealed unit double glazed door to the front, stairs to the first floor, door to wc and open plan kitchen/sitting room.

Wc

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

Open Plan Kitchen/Dining Room

27'6 max x 12'6 max

Sealed unit double glazed double doors out to the rear garden, with windows either side. The kitchen is a great area, range of base and wall mounted units, with sink unit and a range of integrated appliances to include, gas hob, electric oven with extractor fan over, dishwasher, washing machine and a space for a fridge/freezer. Breakfast bar on the return edge of the kitchen which is a great space for a morning coffee and plan the day ahead. Radiator.

First Floor Landing

Stairs to the second floor, doors to the sitting room, bedroom three and family bathroom.

Sitting Room

12'6 x 12'6

Double doors to the front with Juliet balcony, feature fireplace, radiator.

Bedroom Three

12'6 x 10'10

Sealed unit double glazed window to the rear and radiator.

Second Floor Landing

Doors to principal bedroom and bedroom two.

Principal Bedroom

15'7 x 12'6

Sealed unit double glazed window to the front, radiator and wardrobe built in along with a further cupboard. Door to the ensuite.

Ensuite

shower cubicle. wash hand basin and wc, splashbacks and radiator.

Bedroom Two

12'6 x 10'10

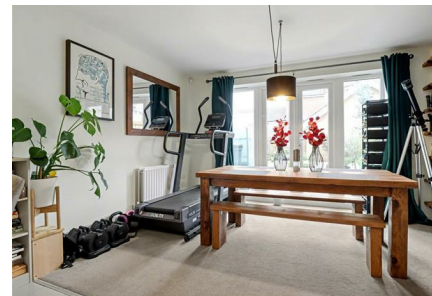
Sealed unit double glazed window to the rear and radiator.

Family bathroom

Panel bath with screen and shower over, pedestal wash hand basin and wc. Tiled splashbacks and radiator.

Outside

To the front of the property there is a small garden entrance. The rear garden is landscaped for ease of maintenance with a Mediterranean theme, and enclosed, great for entertaining. The garage is below a coach house to the left and is the middle. The driveway Infront gives tandem parking for two cars. Agents note please be aware this garage is a leasehold garage due to the garage being situated away from the property and under a coach house.





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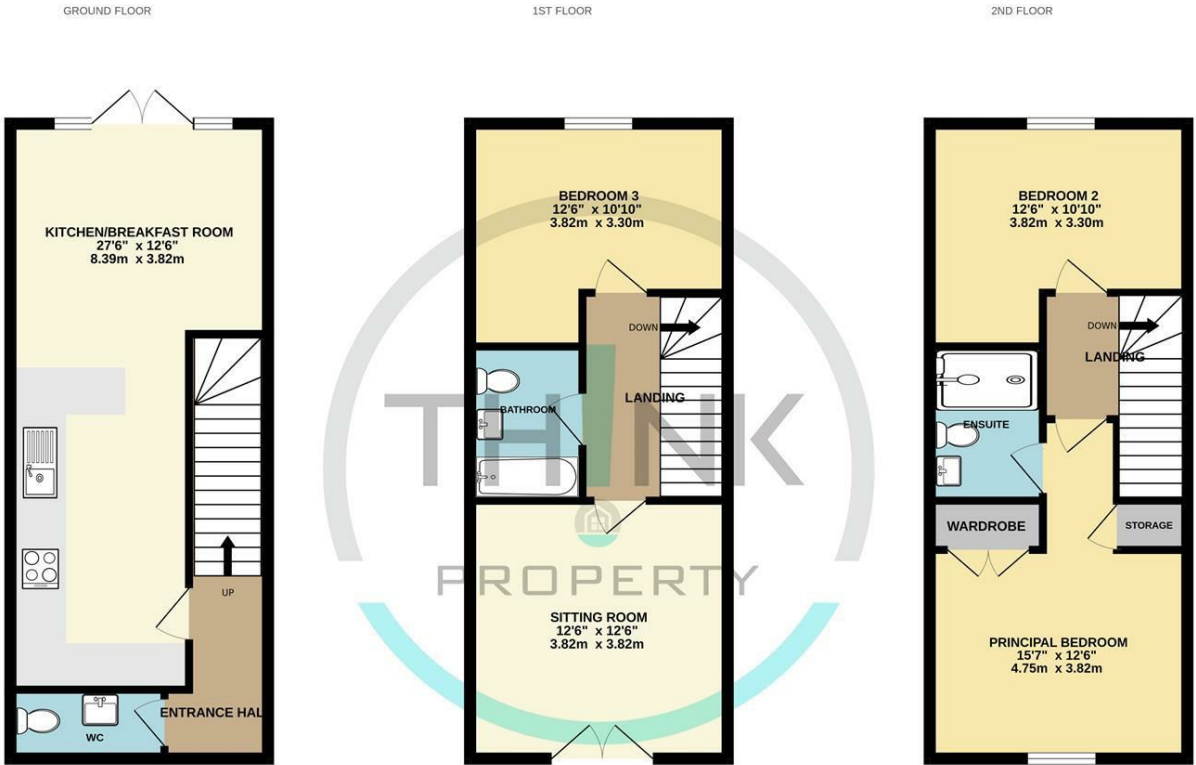
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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			92
(81-91) B		83	
(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.

