







40 Falcon Road West I I Norwich I NR7 8NX

£270,000

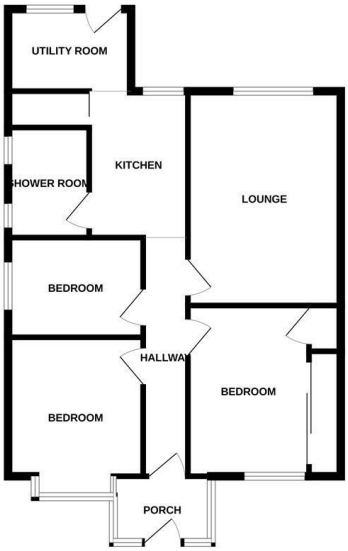
EXTENDED SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN
Gilson Bailey are delighted to offer this extended, three bedroom semi-detached bungalow, ideally positioned within the highly sought-after suburb of Sprowston and offered with the significant advantage of no onward chain. Providing generous and versatile accommodation all on one level, this appealing property presents an excellent opportunity for a wide range of buyers, including those looking to downsize, first-time buyers or anyone seeking comfortable single-storey living. The accommodation comprises a welcoming entrance porch leading into a hallway, comfortable and inviting lounge, fitted kitchen, useful separate utility room, three well-proportioned bedrooms and a modern fitted shower room, creating a practical and flexible layout for everyday living. Outside, the bungalow benefits from a driveway to the front providing off-road parking and leading to a garage, while to the rear is an enclosed garden, offering a pleasant space for relaxing, gardening or entertaining during the warmer months. Further benefits include double glazing and gas heating. Combining extended living accommodation, three bedrooms, modern shower facilities, valuable parking and garaging, and a desirable Sprowston location, this attractive chain-free bungalow is likely to appeal to a wide array of buyers, so be quick to book a viewing.

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GROUND FLOOR



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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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 Porch
Door to:

Hallway
Doors to lounge, kitchen and three bedrooms.

Lounge 14'11" x 10'7"
Double glazed window, radiator.

Kitchen 10'2" x 6'11"
Fitted wall and base units with worktops over, sink and drainer, space for cooker and fridge, double glazed window, radiator, cupboard.

Utility 7'11" x 5'8"
Space for washing machine, double glazed window, door to rear.

Bedroom One 11'10" x 8'5"
Double glazed window, radiator, built in wardrobes.

Bedroom Two 10'11" x 9'4"
Double glazed window, radiator.

Bedroom Three 9'4" x 6'11"
Double glazed window, radiator.

Shower Room 7'7" x 5'7"
Shower cubicle, low level WC, hand wash basin, radiator, two frosted double glazed windows.

Outside Front
Mature garden and driveway providing off road parking leading to a garage with electric door.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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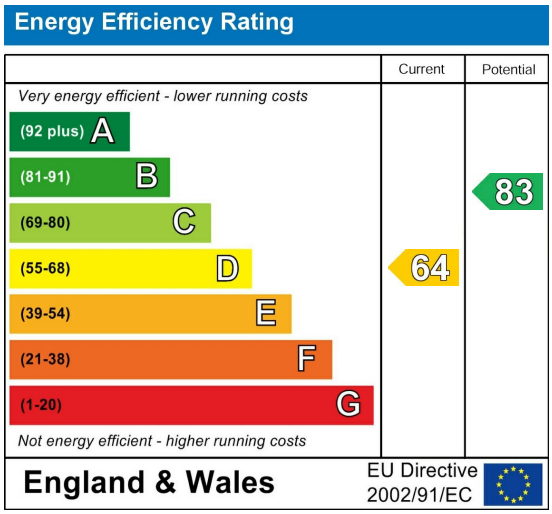












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Broadland District Council, Tax Band C

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Freehold

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.