

FREEHOLD



Maisonette

# FALCON CRESCENT QUEENS HILL COSTESSEY NR8 5GW

Offers In The Region Of  
**£170,000**

## FEATURES

- Queens Hills
- Carport
- Ground Floor Storage
- EPC Rating C
- Coach House
- Two Double Bedrooms
- Additional Parking
- Council Tax Band B



## 2 Bedroom Maisonette located in Norwich

Welcome to the sought-after development of Queens Hills, Falcon Crescent presents a delightful two-bedroom Coach House that is perfect for modern living. This charming property boasts its own private entrance, leading you up to a bright and airy first-floor living space. The open plan sitting and dining room creates a welcoming atmosphere, seamlessly connecting to a well-fitted kitchen, ideal for both entertaining and everyday life.

The inner landing provides access to two comfortable bedrooms, offering ample space for relaxation and rest. The family bathroom is conveniently located, ensuring practicality for all residents. Additionally, this property features a carport beneath, providing secure parking for one vehicle, along with extra parking space and a utility room for added convenience.

This home is ready for you to move in without delay, as it comes with no onward chain. Whether you are a first-time buyer or looking to downsize, this Coach House offers a perfect blend of comfort and style in a desirable location. We invite you to come and view your new home today.

### Entrance Hall

Sealed unit double glazed door to the front, stairs up to the first floor.

### Open Plan Sitting/Dining Room

16'4" x 11'9"

Sealed unit double glazed double french style doors to the Juliet balcony. Sealed unit double glazed window to the side. Open plan to the kitchen and door to the inner landing. Radiator and over stairs cupboard.

### Kitchen

11'9" x 5'2"

Sealed unit double glazed window to the rear, a range of base and wall mounted units, stainless steel sink with drainer, integrated hob, oven and extractor fan over and Fridge/Freezer

### Bedroom 1

8'6" x 14'1"

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

### Bedroom 2

10'5" x 9'2"

Sealed unit double glazed window to the rear and radiator.

### Bathroom

Sealed unit double glazed window to the rear with privacy glass, low level WC, stand alone sink basin, panel bath with shower overhead and heated towel rail.

### Ground Floor

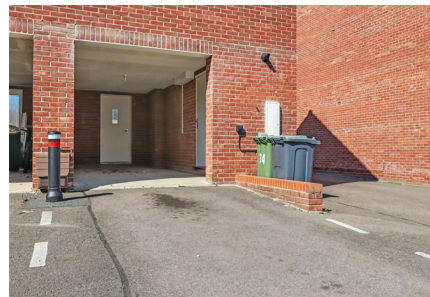
Carport with vehicle access to the rear, sealed unit door to the front. Separate utility room with gas fired boiler, connections for washing machine, electric points and lighting.



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Council Tax Band  
**B**



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) <b>A</b>			<b>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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