



## 3 Falcon Road West

Sprowston, Norwich, NR7 8NU

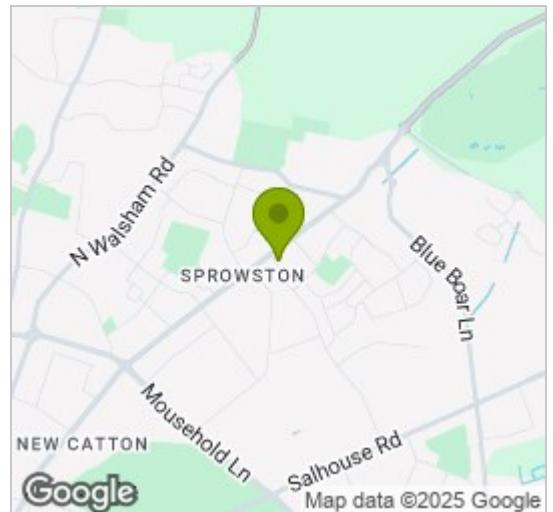
Guide price £350,000



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Ben Allman Estate Agents Office on 01603 555577 if you wish to arrange a viewing appointment for this property or require further information.

- No Onward Chain
- Detached Cedar Wood Garage And Driveway For Several Vehicles
- Semi-Detached House Offering Around 1400 Sq Ft Of Internal Living Space
- Ground Floor Shower Room And First Floor Bathroom
- Substantially Extended
- Large L-Shaped Kitchen/Family Room With Patio Doors Leading To Rear
- Three Double Bedrooms
- Generous Manicured Gardens
- Walking Distance To Local Amenities And Regular Bus Service
- EPC Rating - D

Offered with no onward chain, this substantial and extended semi-detached house is located in the highly sought-after eastern suburb of Sprowston. Perfectly positioned for families, the property offers generous living space and a beautifully maintained garden, making it an ideal long-term home.

Upon entering, you're welcomed by a practical porch. The heart of the home is the impressive L-shaped kitchen and family room, complete with patio doors opening onto the rear garden, providing a wonderful space for both everyday living and entertaining. The ground floor also includes a separate dining room, large sitting room and a convenient shower room.

Upstairs, the property boasts three well-proportioned bedrooms, one of which benefits from fitted wardrobes. A family bathroom and separate WC complete the first floor, alongside multiple storage options throughout the home.

Outside, the property continues to impress with a detached cedar wood garage, a large paved driveway offering off-road parking for several vehicles, and a stunning, manicured rear garden that offers both privacy and space to relax or entertain.



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