



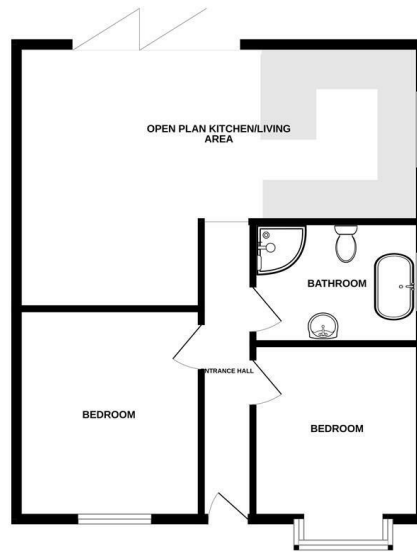
42 Falcon Road West | | Norwich | NR7 8NX

£300,000

****FULLY RENOVATED SEMI DETACHED BUNGALOW**** Gilson Bailey are delighted to offer this stunning, newly renovated two bedroom semi-detached bungalow, beautifully finished to a high standard throughout and situated in the highly sought-after suburb of Sprowston. Offering stylish, contemporary living with the benefit of being ready to move straight into, the accommodation comprises a welcoming entrance hall, an impressive open plan kitchen/living space designed for modern lifestyles, two well-proportioned bedrooms and a sleek, contemporary bathroom. Outside, the property continues to impress with a large driveway providing ample off-road parking and a generous enclosed rear garden, complete with brand new timber decking, creating the perfect space for relaxing and entertaining. Having been comprehensively renovated throughout, the bungalow also benefits from new gas central heating, new double glazing and the added advantage of being offered with no onward chain. Combining high-quality finishes, a fantastic location and move-in-ready accommodation, this exceptional home is sure to appeal to a wide range of buyers, from first-time purchasers and downsizers to investors alike, so be quick to book a viewing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling and room are only approximate and should not be relied upon for any specific purpose. The plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the floorplan and measurements before completion of the purchase. The agent is not responsible for any errors or omissions. Made with MyPlan 2.0.0.0

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 Hall

Doors to kitchen/living area, two bedrooms and bathroom.

Open Plan Kitchen/Living Area 23'9" x 14'10"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, radiator, double glazed window, bi-fold patio doors.

Bedroom One 11'10" x 10'5"

Double glazed window, radiator.

Bedroom Two 11'4" x 9'6"

Double glazed window, radiator.

Bathroom 9'5" x 6'10"

Rolltop bath, shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large driveway providing off road parking.

Outside Rear

Lawned and paved garden, raised timber decking, enclosed by timber fencing.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Full fibre broadband available.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

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.

<https://www.gilsonbailey.co.uk>
01603764444