



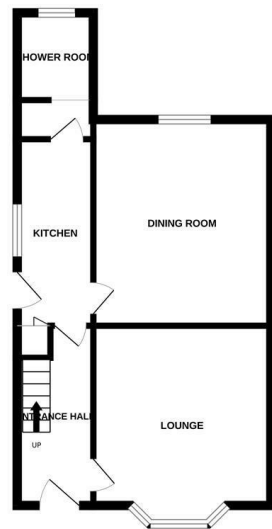
24 Falcon Road East | | Norwich | NR7 8XY

£270,000

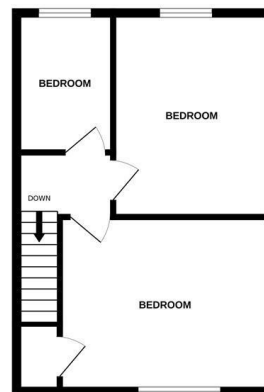
****NEW OUTBUILDING PROVIDING MULTIPLE USES**** Gilson Bailey are delighted to offer this generously sized, three bedroom semi-detached house, ideally situated in the highly sought-after suburb of Sprowston and offering versatile accommodation alongside excellent outside space. The ground floor comprises a welcoming entrance hall, comfortable lounge which is soon to be newly plastered, separate dining room, kitchen and shower room. Upstairs, there are three bedrooms off landing, providing a practical layout well suited to family living. Outside, the property benefits from a lawned front garden and driveway providing off-road parking, while to the rear is a large garden offering plenty of space for relaxing, entertaining or family use. A particular feature is the newly constructed outbuilding, providing a versatile additional space suitable for a variety of potential uses. Further benefits include double glazing and gas heating. With its popular Sprowston location, well-proportioned accommodation, generous garden, useful outbuilding and off-road parking, this property is likely to appeal to a wide range of buyers, so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, sections, views 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 herein are not shown tested and no guarantee as to their condition or efficacy is made for them.
Made with Homestyler (2020)

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 lounge, kitchen and stairs to first floor.

Lounge 12'7" x 10'1"

Double glazed window.

Dining Room 13'0" x 11'2"

Double glazed window, radiator.

Kitchen 11'9" x 4'9"

Fitted wall and base units with worktops over, sink and drainer, space for fridge and washing machine, radiator, double glazed window.

Shower Room 8'0" x 5'9"

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms.

Bedroom One 13'2" x 11'0"

Double glazed window, radiator, built in wardrobe.

Bedroom Two 12'11" x 9'10"

Double glazed window, radiator.

Bedroom Three 8'9" x 6'5"

Double glazed window, radiator.

Outside Front

Lawned garden and driveway providing off road parking.

Outside Rear

Large lawned garden, timber shed, enclosed by fencing and hedging.

Outbuilding 20'2" x 16'4"

Local Authority

Broadland District Council, Tax Band B.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(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 B

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.

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