



7 Falcon Close , DN6 7US
£230,000 Offers In Region Of
Tenure Freehold

- Downstairs WC
- Conservatory
- No Chain
- Garage
- En Suite
- Large Garden
- Excellent road & rail transport links
- Vacant Possession
- Plenty of off street parking

This beautifully presented three bedroom detached property is offered to the market with vacant possession and no onward chain and has plenty to shout about! An attractive frontage lends itself to more than enough off street parking and as you enter through the front you find yourself immersed in a spacious entrance hall with a convenient downstairs WC to your left and the stairs ahead of you. Neutrally and tastefully decorated throughout the property is ready and waiting for its next owners to set down their belongings in this turn-key family home. The ground floor also offers a a generous lounge with fireplace feature and double doors opening out into the dining room as well as a large kitchen with an abundance of space. The property also has the brilliant addition of a third reception room in the form of the beautifully bright conservatory with galss roof. As you ascend upstairs there are two large double bedrooms and a generous third with the master bedroom having its own en-suite shower room. Both the family bathroom and the en-suite are fitted with contemporary suites that are fully tiled.

Externally there is an immaculate rear garden with block paved patio as well as lawned area and greenhouse. The property also boasts a garage for storage. The locality is incredibly convenient due to its proximity to amenities and shops as well as excellent road and rail links for commuters. Call Welcome Homes to arrange a viewing of this fabulous family home today!



| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92- A | | |
| (81-91) B | | |
| (69-80) C | 81 | 84 |
| (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 | |