

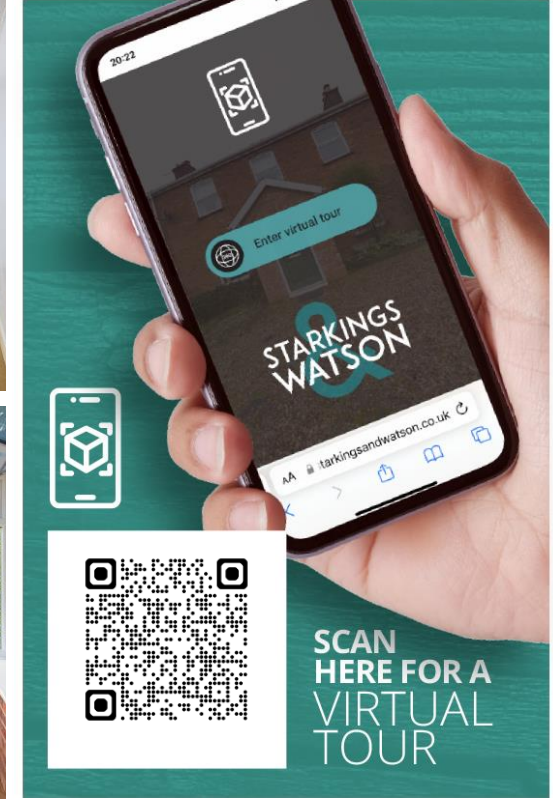
HAMMOND CLOSE

Sprowston, Norwich NR7 9HT

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- No Chain!
- Detached Bungalow
- Close to Excellent Walks & NDR
- Potential to Extend (stp)
- Sitting Room & Separate Conservatory
- Fitted Kitchen
- Two Bedrooms
- Wrap Around Gardens & Garage

IN SUMMARY

NO CHAIN. Ready for a new buyer to PERSONALISE to their own needs, this DETACHED BUNGALOW sits at the end of the cul-de-sac, with a TANDEM DRIVEWAY, GARAGE and TREE LINED GARDENS. A traditional layout can be found within, finished with uPVC double glazing and gas fired CENTRAL HEATING. The HALL ENTRANCE includes storage, with doors to the FITTED KITCHEN, 15' SITTING ROOM with CONSERVATORY beyond, TWO BEDROOMS and family bathroom. The GARDENS wrap around the property, with an area of GRASS to the rear, and useful storage space to the side, heading back to the front GARAGE.

SETTING THE SCENE

Situated at the end of a cul-de-sac with off road parking provided in tandem for several vehicles, access leads to the garage and gated main entrance door.

THE GRAND TOUR

Stepping inside, the hall entrance is finished with fitted carpet and the loft access hatch, with doors

leading to the main living spaces and bedrooms. The useful built-in cupboard houses the wall mounted gas fired central heating boiler. The kitchen sits to the rear of the property with a range of wall and base level units with space for white goods and an electric cooker with wood effect flooring underfoot. The sitting room runs adjacent, with a feature fireplace, wood effect flooring and uPVC double glazed doors which open to fully glazed conservatory with attractive garden views. The conservatory offers French doors to the rear garden and windows to both sides with wood effect flooring underfoot. The two bedrooms sit towards the front of the property, both finished with wood effect flooring, with uPVC double glazing and use of the family bathroom which sits adjacent with a three piece including tile splash backs and a shower over the bath.

THE GREAT OUTDOORS

The rear garden wraps around the side and rear of the property. The mainly lawned rear expanse includes a wealth of mature hedging and shrubbery, with an attractive tree lined aspect to the right hand boundary. Gated access leads to the front of the property with the useful storage area to the side and access which then leads to the garage which includes an up and over door to front.

OUT & ABOUT

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public



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transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR7 9HT

What3Words : ///shrimp.enjoy.slides

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



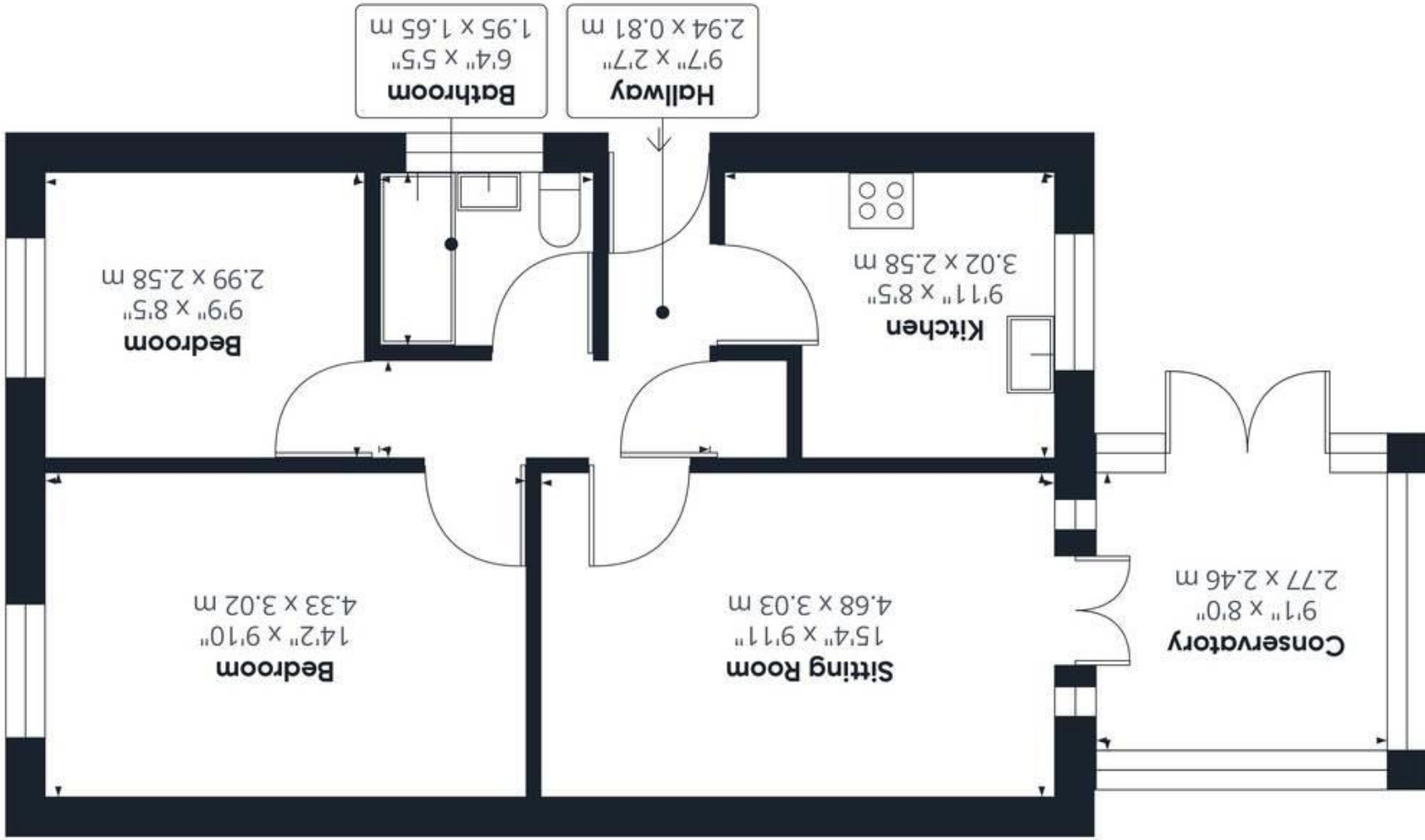
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces



Approximate total area^m
623.02 ft²
57.88 m²