





HAMMOND WAY

SPROWSTON/THORPE BORDERS | NR7 9HP |

£320,000

This detached deceptively spacious 2/3-bedroom detached bungalow which resides on a pleasant corner plot with enclosed gardens in this popular location betwixt Sprowston & Thorpe St Andrew. Requiring some updating it offers versatile accommodation with 2 reception rooms, study/bed 3, kitchen, conservatory & a bath/shower room. Benefits include gas CH, double glazing, parking & garage. Viewing his most strongly recommended.

- DETACHED BUNGALOW
- CORNER PLOT POSITION
- 2/3 BEDROOMS
- LOUNGE & DINING ROOM
- EPC D
- 948 SQUARE FEET



Double glazed wood panel front door to

STUDY/BEDROOM THREE

Radiator, sealed unit double glazed window to rear. Door to

LOUNGE

Radiator, sealed unit double glazed bowed window to front. Arched opening to

DINING ROOM

Radiator, sealed unit double glazed window to side. Built in meter cupboard. Door to inner Hall. Glazed door to



KITCHEN

Fitted comprising single drainer sink unit with mixer tap, work surfaces with tiled splashbacks, base and eye level units, radiator, built in gas hob with extractor unit over, separate electric oven, plumbing for automatic washing machine, concealed gas fired boiler, sealed unit double glazed

windows to rear (conservatory). Double glazed door to

CONSERVATORY

Ceramic tiled floor, wall mounted electric panel heater, sealed unit double glazed windows (five sided) to the garden. Double glazed French doors to rear garden.

INNER HALL

Radiator, loft access. Doors to bedroom 1, bedroom 2 and bath/shower room.

BEDROOM ONE

Radiator, sealed unit double glazed window to front. Fitted full height wardrobes to one wall.

BEDROOM TWO

Radiator, sealed unit double glazed window to rear.

BATH/SHOWER ROOM

Coloured suite comprising panel-sided bath, separate shower cubicle with mains shower, wash

hand basin to vanity unit, WC, radiator, tiled walls, sealed unit double windows to side (including arched feature window), extractor unit.

OUTSIDE

A pleasant corner plot position (Hammond way/Breck Road). Enclosed front and side gardens, flower/shrub beds, brick weaved path to front door and side.

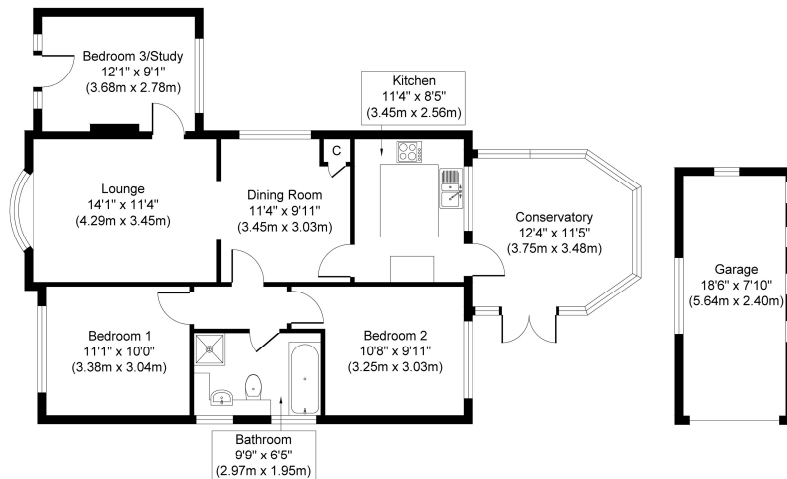
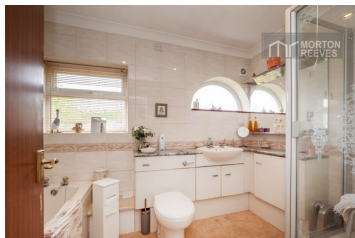
Enclosed rear garden laid to lawn in sections, flower/shrub beds, brick paved patio area. Timber garden shed.

The garden wraps around to the far side of the bungalow with additional paved area. Brick paved driveway to the rear of the garden leading onto the brick/sectional concrete garage.

AGENTS NOTE

Virgin Media fibre optic access point available.





Approximate Floor Area
948 sq. ft
(88.11 sq. m)

Garage
Approximate Floor Area
146 sq. ft
(13.53 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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