



**£560,000**

Cestria, Hammond Close, Norton, Yarmouth, Isle of Wight, PO41 0RP









Located in the tranquil cul-de-sac of Hammond Close in Norton, Yarmouth, this charming detached and extended bungalow offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat. The spacious reception room provides an inviting space for relaxation and entertaining, while the well-appointed bathroom ensures practicality for everyday living. The kitchen dining room has a fantastic vaulted ceiling giving a real sense of space, the conservatory and utility room complete this spacious home.

One of the standout features of this bungalow is the ample off-road parking, accommodating up to three vehicles, which is a rare find in such a desirable location. The property is surrounded by well maintained front, side, and rear gardens, providing a lovely outdoor space for gardening enthusiasts or simply enjoying the fresh air.

Situated just minutes from the beach, residents can easily indulge in coastal walks and the serene sounds of the sea. The quiet and sought-after location enhances the appeal, making it an ideal choice for those looking to escape the hustle and bustle of city life while still being within reach of local amenities.

This bungalow presents a wonderful opportunity to own a piece of Yarmouth's charm, combining spacious living with a prime location. Whether you are looking to settle down or invest in a holiday home, this property is sure to impress. Don't miss out on the opportunity to make this charming bungalow your own and experience the best of coastal living in Norton, Yarmouth.



Hallway	
Cloakroom wc	8'0 x 3'4
Lounge	22'5 x 13'4
Kitchen/ Dining Room	24'1 x 9'11
Conservatory	9'3 x 9'3
Utility Room	11'4 x 5'2
Bedroom 1	12'11 x 11'3
Bedroom 2	11'3 x 10'9
Bedroom 3	11'5 x 7'9
Bathroom	7'11 x 7'9

**Heating**  
Under floor heating to all rooms.

**Outside**  
To the front of the property the garden is laid to lawn with established shrubs and pathway leading to the front door. There is also off road parking to the side of the property for four cars and car port. Access leads to the rear. The rear garden is well maintained. There is a good size lawned area, perfect for a table and chairs and summer BBQ's. The rear garden is a real sun trap and has a wonderful selection of plants, flowers and mature trees. The garden is private making it the perfect place to enjoy relaxation.

**Parking**  
To the side of the property there is a car port and driveway providing off road parking for four cars.

**Council Tax**  
Band E

**Tenure**  
Freehold

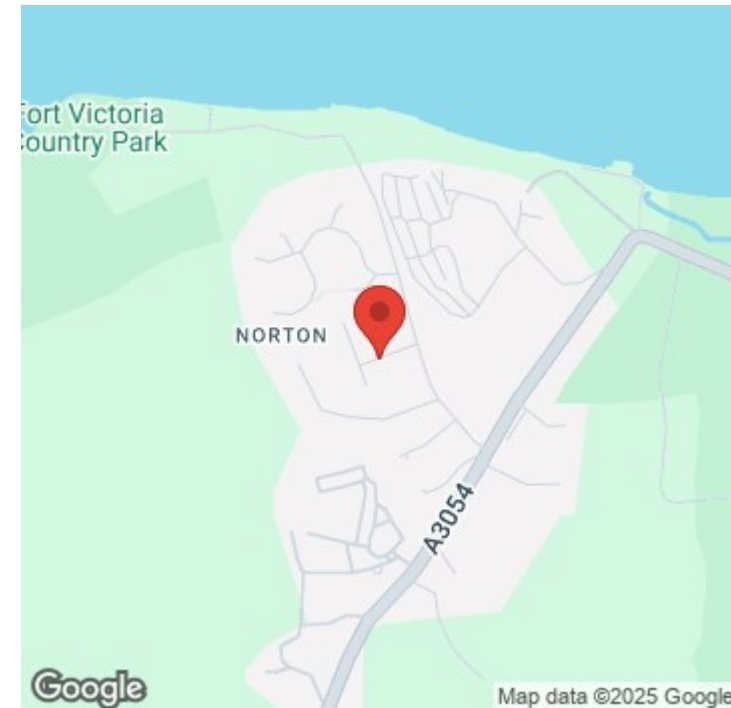
**Services**  
Mains Drainage, Water, Gas and Electric

**Agents Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.



TOTAL FLOOR AREA : 1400 sq.ft. (130.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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