

115 NORTH WALSHAM ROAD

Norwich, Norfolk, NR6 7QG

HAMMOND & STRATFORD

FOR SALE

Guide Price £285,000 - £315,000

> “Picture yourself relaxing by the bay window or enjoying a morning coffee in the private rear garden of this charming three-bedroom detached bungalow in Sprowston.”

THE FEATURES

- ✓ Guide Price £285,000 - £315,000.
- ✓ Detached, bay-fronted 1930s bungalow in Sprowston
- ✓ Spacious and light throughout
- ✓ Front lounge with a deep bay window overlooking the garden
- ✓ Fitted kitchen diner with space for a dining table and views of the rear garden
- ✓ Three bedrooms or two with a dining room
- ✓ Private rear garden with mature planting, established borders and several seating areas
- ✓ Generous driveway with off-road parking and a detached garage
- ✓ Gas central heating and double glazing
- ✓ Close to local shops and schools, with bus links into Norwich and easy access to the NDR













THE PROPERTY

Set on North Walsham Road in Sprowston, this detached, bay-fronted 1930s bungalow offering spacious and light single-storey accommodation, with two/three double bedrooms, a kitchen diner overlooking the rear garden and garage with a storage room.

Step through the front door into the entrance hall, which leads to the main rooms. The lounge sits at the front of the bungalow, where a deep bay window draws in daylight and looks out over the front garden. There's room to arrange sofas for evenings together, with space for an armchair by the bay to make the most of the light and the view.

The kitchen diner looks out towards the rear garden, giving you a view of the mature planting while you cook or sit down to eat. A range of fitted cupboards keeps cookware, crockery and everyday essentials close to hand. There's space for a dining table within the room, so whoever's cooking can stay part of the conversation, whether it's breakfast on a weekday or supper with friends.

All bedrooms are doubles, giving you flexibility in how you use the space. You could furnish one as a guest bedroom, create a dedicated dining room or use all as three as bedrooms. A modern bathroom completes the layout, with the living spaces, bedrooms and bathroom all on the same level.

THE OUTSIDE

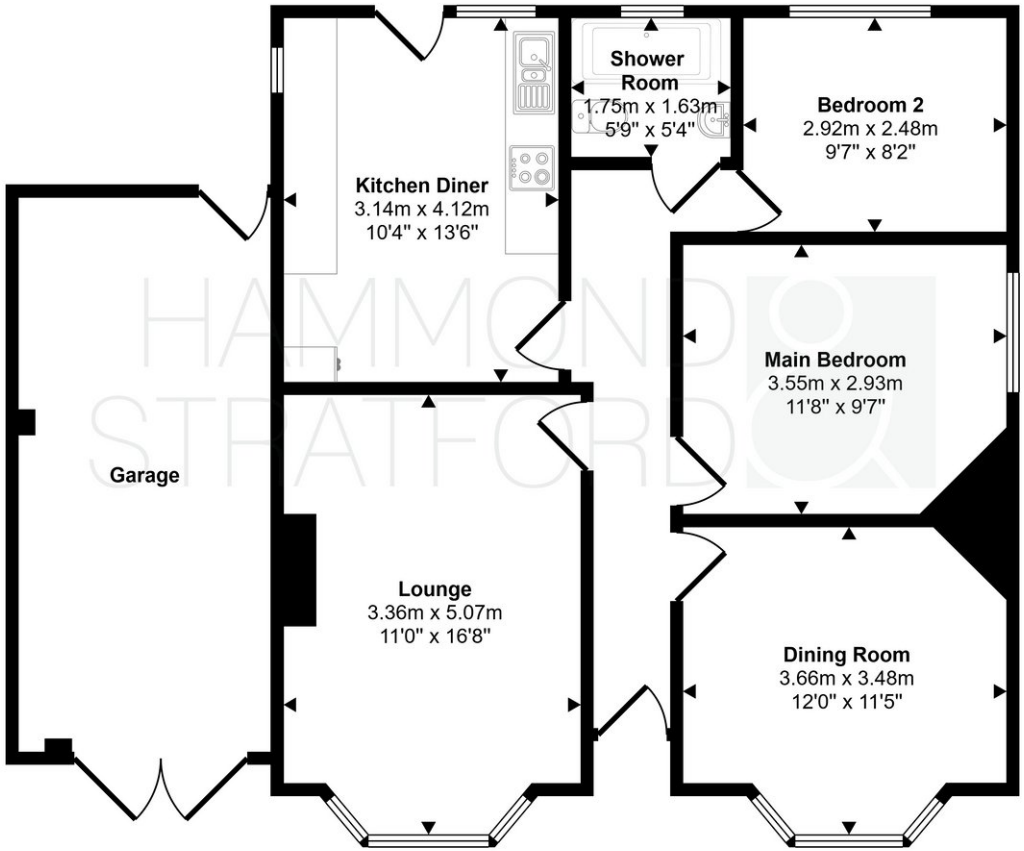
To the front, there is a spacious driveway for multiple garage, with direct access to the single garage providing useful storage.

Follow the paths through the rear garden and you'll find established borders and several places to sit. Mature planting gives the garden a private feel, whether you're having coffee outside or spending an afternoon tending the borders.

THE AREA

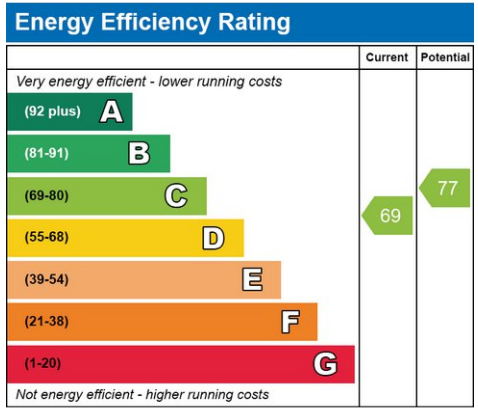
Sprowston is a popular suburb to the northeast of Norwich, offering a great mix of family-friendly housing, schools, and local amenities. With easy access to the city centre and the Northern Distributor Road (NDR), it's well placed for commuters. The area features parks, supermarkets, and leisure facilities, making it a convenient and well-connected place to live.

Approx Gross Internal Area
92 sq m / 986 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



DIRECTIONS

Heading away from the City Centre, Head north on Magdalen Road and continue onto Constitution Hill (B1150). At the Chartwell Road roundabout, take the second exit onto the B1150, signposted North Walsham and Spixworth. Stay on the B1150 as it becomes North Walsham Road and look for number 115 which can be found on the left hand side.

AGENTS NOTE

Spray foam insulation is present in the loft. The installation records are available on request. Prospective buyers are advised to review these documents with their surveyor and, if buying with a mortgage, to check their lender's requirements before committing to the purchase.

TENURE	Freehold
LOCAL AUTHORITY	Broadland District
COUNCIL TAX BAND	C

IMPORTANT: 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 and are approx. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If any matters are likely to affect your decision to buy, please let us know before viewing the property.

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