



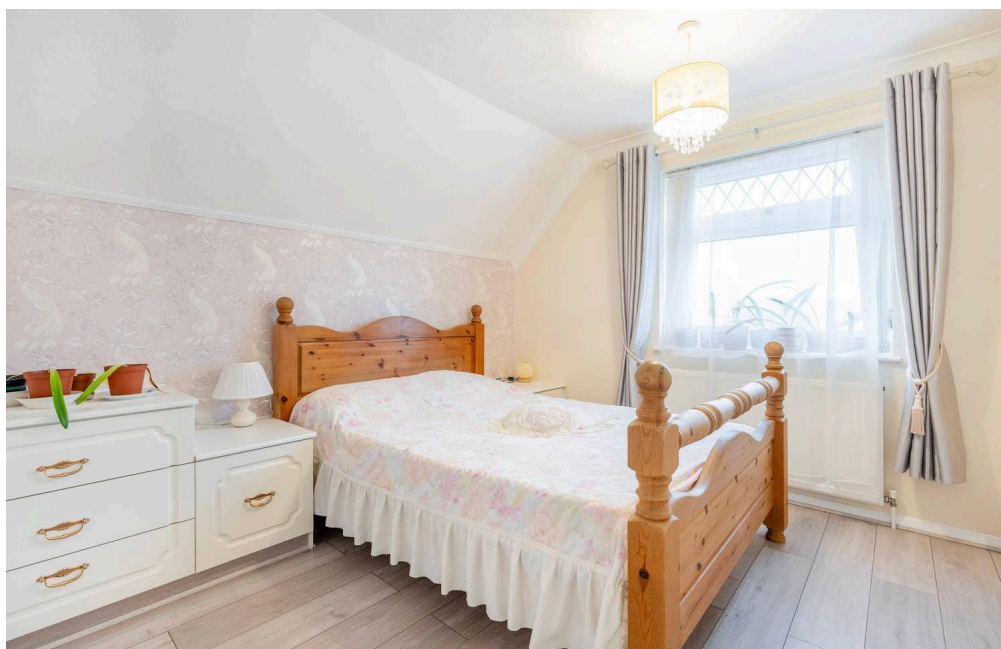
## 11 Hammond Close, Norwich

£325,000 Freehold

Conveniently located close to a range of amenities and excellent transport links, this well-presented residence combines modern living with peaceful surroundings to offer a desirable lifestyle for its residents. With its well-spaced layout, ample storage options, and tranquil setting, this property represents an exciting opportunity to embrace the comforts of home in a welcoming and secure neighbourhood.

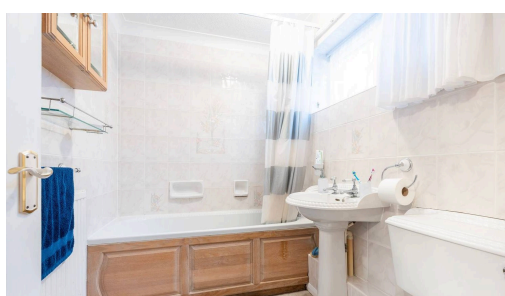
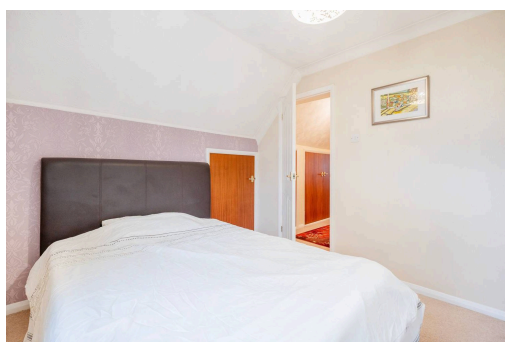
## Location

Nestled in a sought-after residential area, Hammond Close is perfectly positioned for those seeking a harmonious blend of convenience and tranquillity. Situated in the heart of Thorpe St Andrew, this property benefits from close proximity to a range of amenities, including highly-rated local schools, supermarkets, and independent shops. Norwich City Centre, with its vibrant shopping, dining, and cultural attractions, is just a short drive or bus journey away. Nature enthusiasts will appreciate the nearby River Yare and the picturesque walks along the Norfolk Broads, while excellent transport links, including easy access to the A47, make this an ideal location for commuters. Hammond Close offers the peace of a quiet cul-de-sac setting while keeping you well-connected to everything Norwich and the surrounding areas have to offer.



## Hammond Close

Upon entering the home, you are greeted by a welcoming porch leading into a spacious hallway that grants access to the various downstairs living areas. The ground floor boasts two reception areas, including a stunning 24'1 lounge that seamlessly flows into a sunlit conservatory overlooking the private rear garden.



Additionally, a formal dining room and a well-equipped kitchen, as well as a family bathroom, complete the lower level living space.

Ascending the stairs, the first floor hosts three generously proportioned bedrooms, with two benefiting from built-in wardrobes offering ample storage solutions. Each room is thoughtfully designed to maximise natural light and comfort, creating a tranquil retreat within the home.

Externally, the property offers a low-maintenance private garden at the rear, perfect for relaxation or social gatherings. The garden features a lush lawn, a circular patio area, and a variety of plants, flowers, and shrubs, providing a picturesque backdrop for outdoor enjoyment. At the front of the property, a driveway along with a garage offers plentiful off-road parking options and a shingle area adding to the practicality of the home.

### Agents Notes

We understand this property will be sold freehold, connected to all main services.

Council Tax band: TBD

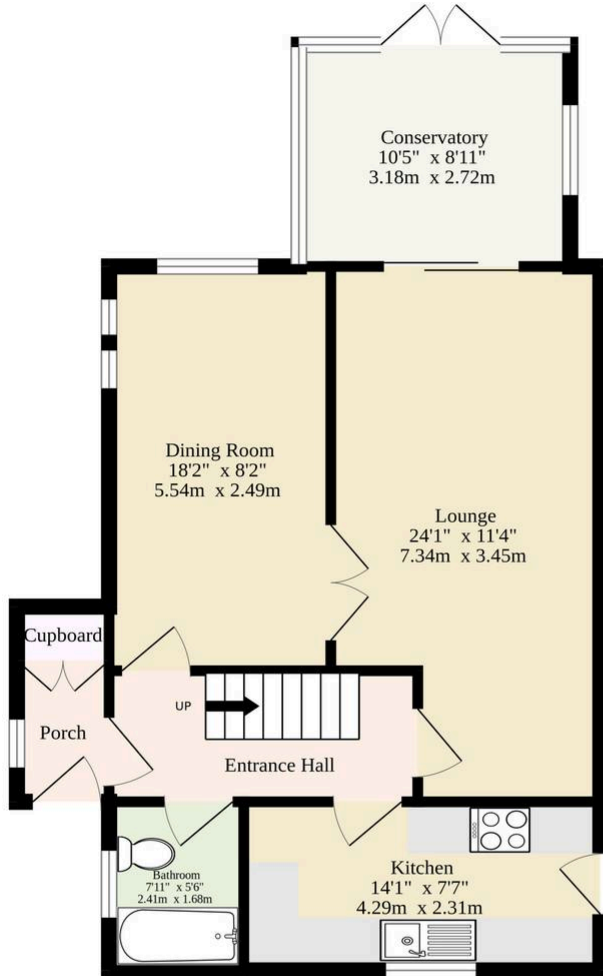
Tenure: Freehold

EPC Energy Efficiency Rating: C

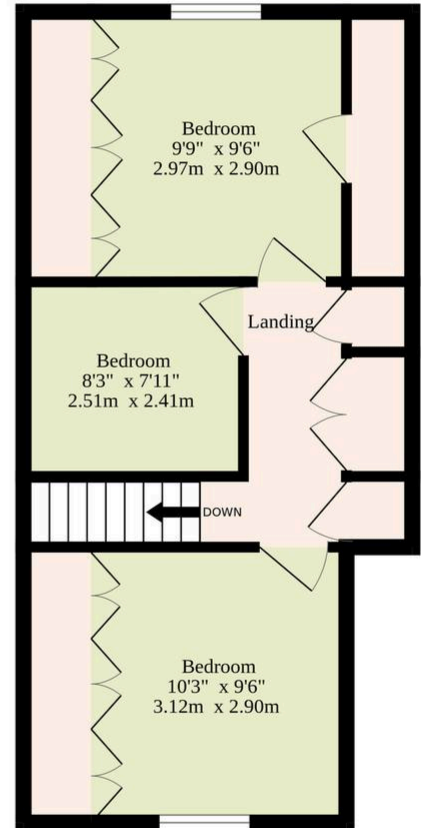
EPC Environmental Impact Rating: D



Ground Floor  
660 sq.ft. (61.3 sq.m.) approx.



1st Floor  
253 sq.ft. (23.5 sq.m.) approx.



Sqft Excludes Porch, Entrance Hall And Landing

TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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