26 Hammond Close I Sprowston I Norwich I NR7 9HT

Guide Price £275,000

GUIDE PRICE £275,000 - £285,000 FULLY RENOVATED DETACHED BUNGALOW WITH A CONVERTED GARAGE Gilson Bailey are delighted to offer this beautifully renovated and immaculately presented, two bedroom detached bungalow, tucked away in a peaceful cul-de-sac within the highly sought-after suburb of Sprowston. Having been extensively modernised to a superb standard throughout, this impressive home offers an excellent combination of stylish interiors, practical living space and versatile additional accommodation, making it an ideal choice for a wide range of buyers. The property comprises a welcoming entrance hall, generous and inviting lounge, stunning modern fitted kitchen, contemporary shower room and two well-proportioned bedrooms, all thoughtfully arranged across one level. Outside, the bungalow benefits from a substantial driveway providing ample off-road parking, while to the rear is a good-sized, enclosed garden, offering a lovely setting for entertaining, gardening or simply relaxing during the warmer months. A standout feature is the cleverly converted garage, now providing a home office and workshop, creating a fantastic additional space for those working remotely, running a hobby or requiring extra storage. Further benefits include double glazing and gas heating, while the extensive renovation means the property is ready for its new owners to move straight in and enjoy. Combining exceptional presentation, a versatile converted garage, generous parking and a desirable cul-de-sac position, this outstanding bungalow is sure to appeal to a wide array of buyers, so be quick to book a viewing.

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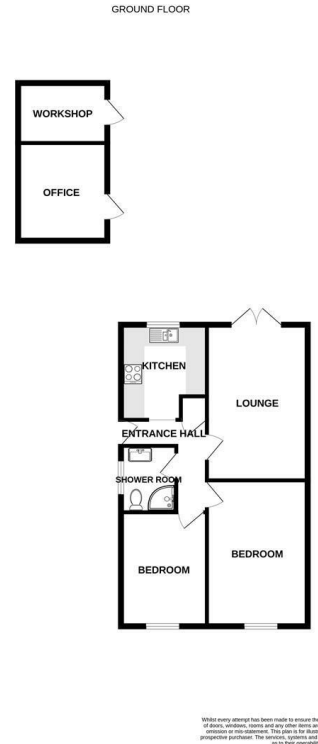

Location
This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises
Front door to:

Entrance Hall
Doors to lounge, kitchen, two bedrooms and shower room.

Lounge 15'5" x 10'0"
Patio doors, radiator.

Kitchen 9'10" x 8'6"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine, dishwasher and microwave, double glazed window, boiler.

Bedroom One 14'6" x 10'0"
Double glazed window, radiator.

Bedroom Two 11'5" x 8'6"
Double glazed window, radiator.

Shower Room 6'7" x 5'6"
Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front
Driveway providing ample off road parking.

Outside Rear
Timber decking, lawned garden, enclosed by walling and fencing with side gate access.

Home Office 9'8" x 8'5"
Power and lighting.

Workshop 8'10" x 6'0"

Local Authority
Broadland District Council, Tax Band C.

Tenure
Freehold

Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.
This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

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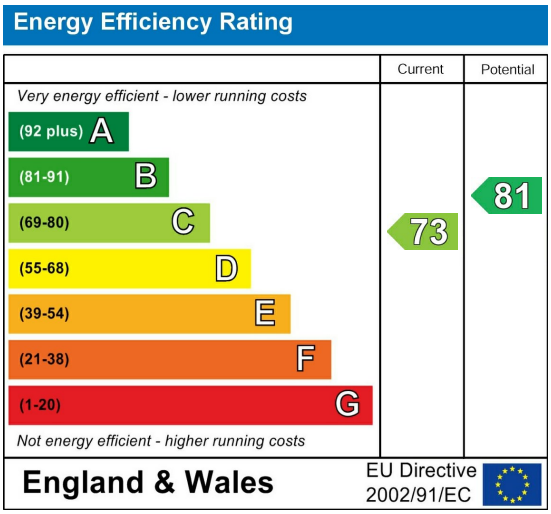

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.