

88 Glenmore Gardens, Norwich

£290,000 - £300,000 Freehold

Located to the north of Norwich city centre, this three-bedroom detached bungalow presents an exciting opportunity for buyers looking to modernise and reconfigure a well-proportioned home on a generous plot. Tucked within a residential setting with convenient access to local amenities and bus routes, the property enjoys over 1,400 sqft of accommodation, including a large loft room and detached garage. Whether you're seeking single-level living, room to grow, or scope for future development (stpp), this property offers a wealth of potential to create a truly tailored home.

Location

Located in the popular north city area of Norwich, Glenmore Gardens offers a well-connected residential setting with a strong sense of community. The property enjoys easy access to a wide range of local amenities, including supermarkets, independent shops, cafes, and takeaways along Drayton Road and Aylsham Road. There are convenient bus routes into Norwich city centre, making commuting simple, while nearby schooling options and green spaces like Sloughbottom Park add to the appeal for families. The location also allows for swift road access to the outer ring road and the wider county. For those who enjoy an active lifestyle, there are nearby gyms, riverside walks, and access to cycle routes leading into the



Glenmore Gardens

The entrance hall provides access to all rooms and includes stairs leading to the loft. The main living space is a generous lounge featuring a fireplace and a large window to the front, creating a bright and comfortable setting. An open archway leads to the dining room, which in turn opens onto a double-glazed conservatory, offering lovely views of the garden and additional living space.



The kitchen is fitted with a range of wall and base units, worktops, a sink and drainer, and has space for appliances, along with direct access to the side of the property. The bathroom includes a panelled bath, WC, wash basin, radiator, and space for a separate shower cubicle.

Three bedrooms are positioned on the ground floor. The two larger rooms are both good-sized doubles, while the third bedroom offers flexibility as a study, nursery, or dressing room and also houses the wall-mounted boiler and a fitted wardrobe.

A standout feature is the expansive loft room, measuring over 27 ft in length with two windows to the side. This sizeable space offers significant potential to be adapted into further accommodation, such as a fourth bedroom or a dedicated office, subject to planning approval.

Externally, the property benefits from a lawned front garden and a brick weave driveway to the side, providing ample off-road parking. The mature rear garden is an excellent size and features both patio and lawned areas surrounded by established trees, shrubs, and flower beds. A detached garage sits at the end of the garden.

Agents Notes

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

Council Tax band: C

Tenure: Freehold

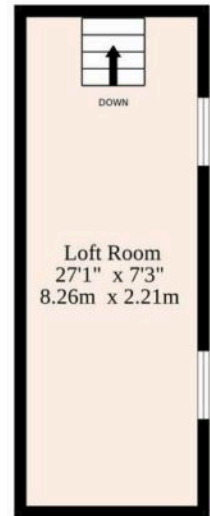
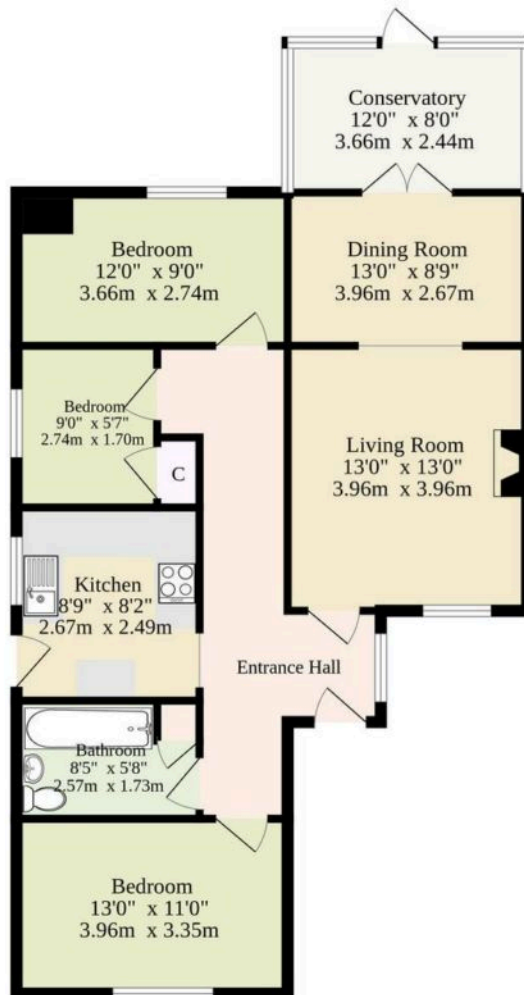
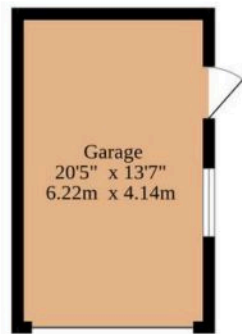
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Ground Floor
1225 sq.ft. (113.8 sq.m.) approx.

Loft
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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