



2 Hammond Way, Norwich

Minors & Brady



2 Hammond Way

Norwich

Spacious detached bungalow occupying a generous plot with excellent potential to modernise and make your own. Offering well-proportioned accommodation throughout, the property features three versatile reception rooms, including a lounge, separate dining room and conservatory overlooking the garden. Two good-sized bedrooms are complemented by a spacious four-piece bathroom and a practical kitchen with scope for improvement. Outside, the property enjoys a good-sized garden, detached garage and tandem driveway providing ample off-road parking. Requiring updating in places, this presents an ideal opportunity for buyers seeking a manageable project rather than a full renovation. Conveniently positioned within an established residential area, the property offers the perfect balance of space, potential and future value.

- Generous plot offering excellent outdoor potential
- Spacious detached bungalow with flexible living space
- Three separate reception rooms for added versatility
- Two well-sized double bedrooms throughout
- Large four-piece bathroom with separate shower
- Tandem driveway providing ample off-road parking
- Detached garage ideal for storage or workshop use
- Good-sized garden space with plenty of scope
- Ideal opportunity for modernisation and improvement
- Situated within a sought-after residential location



M&B





2 Hammond Way

Norwich

Hammond Way, Sprowston

Situated on a generous plot within a well-established residential area, this spacious detached bungalow offers an excellent opportunity for buyers looking to modernise and create a home tailored to their own tastes and requirements.

With approximately 1,231 sq. ft. of accommodation, the property provides well-proportioned living space throughout, together with good-sized gardens, ample parking via a tandem driveway, and a detached garage.

The accommodation is arranged around a welcoming entrance hall which provides access to all principal rooms. To the front of the property, the lounge is a particularly comfortable reception room, benefiting from generous proportions and plenty of space for a range of furniture. The room offers an ideal setting for both everyday living and entertaining.

Adding to the versatility of the home is a separate dining room, creating an excellent space for family meals, formal dining occasions, or even a potential home office if required. The kitchen is well-sized with a practical layout, providing ample storage and worktop space while offering clear potential for updating to suit modern lifestyles and preferences.



M&B



2 Hammond Way

Norwich

To the rear of the property, the conservatory provides a third reception area and enjoys pleasant views over the garden. This additional living space offers flexibility for a variety of uses, whether as a sitting area, hobby room, or place to relax and enjoy the surrounding outdoor space throughout the year.

The bungalow benefits from two well-proportioned double bedrooms. The principal bedroom is particularly generous in size, while the second bedroom also offers comfortable accommodation and flexibility for visiting guests, family members, or those working from home.

Serving the property is a spacious four-piece bathroom comprising a bath, separate shower enclosure, wash hand basin and WC. The size of the room provides further scope for buyers wishing to refresh or reconfigure the space to suit their own requirements.

Externally, the property continues to impress with its generous plot. The garden offers a good amount of outdoor space for gardening enthusiasts, families, or anyone seeking room to enjoy the outdoors without feeling overwhelmed by maintenance requirements. To the front and side, a tandem driveway provides off-road parking for multiple vehicles and leads to the detached garage, offering useful storage or workshop potential.

This is a fantastic opportunity to acquire a substantial bungalow in a popular and convenient location. Requiring cosmetic updating in places, the property represents an ideal project for buyers looking to modernise and add value.





2 Hammond Way

Norwich

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

A structural engineer's report relating to movement within the ground floor slab is available for interested parties to review. The report advises that the movement appears to be isolated to the floor slab, with no evidence of movement to the main foundations or load-bearing walls at the time of inspection.

Further investigation has been recommended to determine the most appropriate course of remedial action. Prospective purchasers should make their own enquiries and seek advice from suitably qualified professionals regarding the report's findings and any works that may be required. Please contact the selling agent if you would like a copy of the structural engineer's report.

AI-generated staging has been used on selected images to illustrate the property's potential. Prospective purchasers are advised to view the property in person to fully appreciate its current condition, layout, and features.



M&B

Ground Floor

Approx. 114.4 sq. metres (1231.5 sq. feet)



Total area: approx. 114.4 sq. metres (1231.5 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home?
Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk