



£500,000
Guide Price

5 Bedrooms
2 Reception Rooms
3 Bathrooms

Overstrand Way, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

This impressive detached family home boasts a high specification throughout with the feeling of light and space flowing through the substantial accommodation. Sheltered adjacent to a copse of trees, and enjoying a private feel in its own private area this extensive home should be viewed to appreciate the flexibility the accommodation provides.

ENTRANCE HALL

With cupboard under the stairs, ceramic flooring.

STUDY

Ideal as a home office or potentially a ground floor bedroom with dual aspect to front and side the flooring in ceramic tile.

GROUND FLOOR WC/UTILITY

A selection of dove grey shaker units with contemporary basin and WC. There is concealed plumbing for an automatic washing machine. All set under quartz work surfaces with ceramic flooring.

KITCHEN/FAMILY ROOM

The kitchen has a selection of dove grey shaker units under quartz work surfaces with integral dishwasher, inset stainless steel gas hob with quartz splashback and upstand plus an electric oven. There are also integral fridge/freezer appliances and concealed boiler for central heating.

DINING AREA

With ample space for a 6 to 8 seater table, large under stairs storage cupboard and pantry store with ample room for a sofa or dresser. There are french doors giving access to the gardens from both the kitchen and dining areas

Stairs to first floor

LANDING

With window to the front with airing cupboard with pressurised water cylinder.

BATHROOM

Three piece white suite comprising panel bath, WC and wash basin. All with complimenting splashbacks and surrounds as well as mains shower, heated towel rail and ceramic flooring.

BEDROOM

A good size double bedroom with dual aspect to the rear and side.

BEDROOM

A good size double bedroom with dual aspect to the front and side with large fitted wardrobe cupboards.



MAIN BEDROOM

A considerable double bedroom with view to the front, open plan to the dressing area with impressive floor to ceiling mirrored wardrobe cupboards with excellent storage leading to

ENSUITE

Which comprises of an oversized shower with screen door, contemporary basin and WC the ensuite having ceramic flooring and heater towel rail.

SECOND FLOOR LANDING

Flooded with light from the Velux window above with ample space for a dresser, as well as access to eaves storage.

BEDROOM

A good size double bedroom with dormer to the front and Velux to the rear flooding the space with light there are large fitted wardrobe cupboards.

BEDROOM

A good size double bedroom with dormer window to the front.

SHOWER

Suite comprising WC, wash basin and shower cubicle with Velux window flooding this area with light with ceramic tiled splashbacks, ceramic flooring and heated towel rail.

OUTSIDE

To the front of the property is a driveway in brick weave with ample parking as well as a low maintenance border, opposite a copse of trees.

The rear with slate style patio and pathway leading to a raised deck area with seating and concealed hidden garden at a lower level with hot tub (offered by separate negotiation) the garden themselves enclosed by timber fencing and with a personnel gate giving access to the driveway. The driveway offering parking for 2 to 3 vehicles leading to the oversized garage with up and over door, there is ample space for a workshop to the rear.

EPC Rating:

B

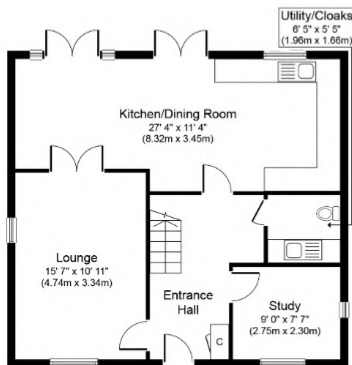
Council Tax:

Band E

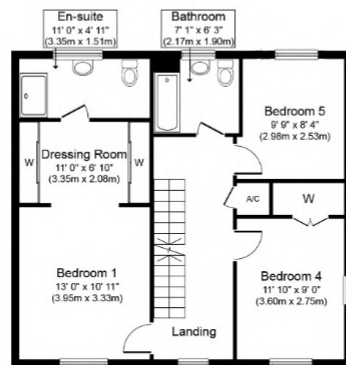
Tenure:

Freehold

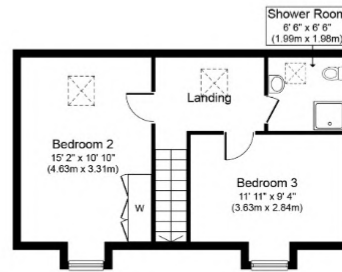




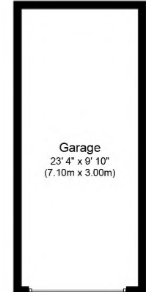
Ground Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



First Floor
Approximate Floor Area
689 sq. ft.
(64.0 sq. m.)



Second Floor
Approximate Floor Area
434 sq. ft.
(40.3 sq. m.)



Garage
Approximate Floor Area
228 sq. ft.
(21.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT:

we would like to inform prospective purchasers that 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 for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

