



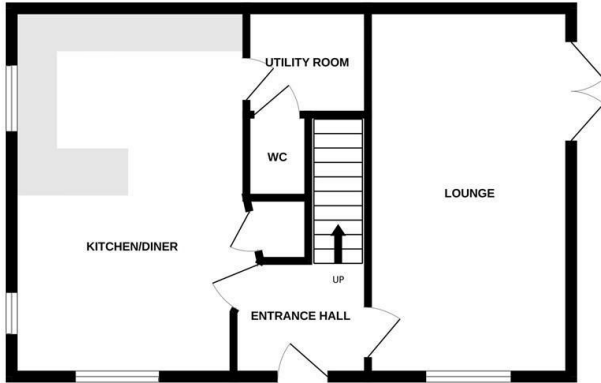
32 Overstrand Way | Sprowston | Norwich | NR7 8UJ

Guide Price £300,000

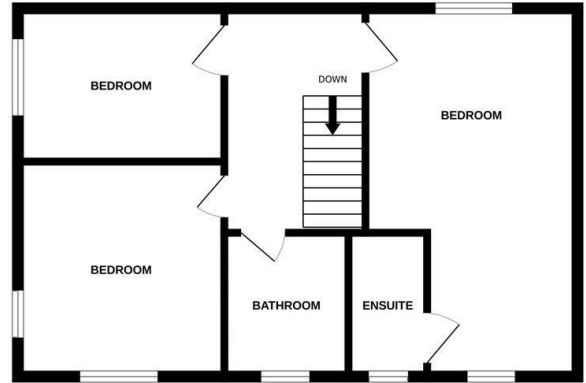
****GUIDE PRICE £300,000 - £325,000 MODERN FAMILY HOME OVERLOOKING THE GREEN**** Gilson Bailey are delighted to offer this STUNNING, MODERN, THREE BEDROOM, SEMI DETACHED HOUSE situated on a modern estate in the sought after suburb of Sprowston. Accommodation comprising entrance hall, lounge, kitchen/diner, utility room and WC to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing with bedroom one having an EN-SUITE SHOWER ROOM. Outside there is a shared driveway that leads to TWO OFF ROAD PARKING SPACES and an enclosed, lawned rear garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.



GROUND FLOOR



1ST FLOOR



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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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/diner and stairs to first floor.

Lounge 18'5" x 10'2"

Double glazed window, two radiators, patio doors.

Kitchen/Diner 18'5" x 11'9"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for fridge/freezer, three double glazed windows, radiator.

Utility Room 5'7" x 5'2"

Fitted wall and base units with worktops over, space for washing machine and tumble dryer.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 18'6" x 10'5"

Two double glazed windows, two radiators.

En-Suite 7'2" x 3'11"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 10'5" x 9'2"

Double glazed window, radiator.

Bedroom Three 9'2" x 7'8"

Two double glazed windows, radiator.

Bathroom 7'2" x 6'2"

Panelled bath, low level WC, hand wash basin, radiator, frosted double glazed window.

Outside

Shared driveway leading to two off road parking spaces and a lawned rear garden with a timber decking seating area enclosed by timber fencing with rear gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Service Charge - £300pa


Utilities

Full fibre broadband available.

Mains water, gas, sewerage and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band C

Tenure

Freehold

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.

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