



Overstrand Way, Sprowston - NR7 8FZ



Overstrand Way

Sproston, Norwich

This generously sized DETACHED FAMILY HOME is tucked away with a TREE LINED ASPECT to the front, and offers a versatile living accommodation measuring a little over 1620 Sq. Ft internally (stms). Once inside you will find a STUDY, dual aspect sitting room, WC/UTILITY ROOM and a 27' OPEN PLAN KITCHEN/DINING ROOM with INTEGRATED APPLIANCES and quartz surfaces, all perfectly suited to family living. Split over the next two floors are a total of FIVE DOUBLE BEDROOMS all served by the main bathroom, additional shower room and EN-SUITE with WALK-IN WARDROBE to the main bedroom. The rear garden is larger than most, and sits next to the DETACHED GARAGE with DRIVEWAY in front.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B



- Detached House
- Tucked Away Tree Lined Setting
- Quality Fixtures & Fittings Throughout
- Three Reception Rooms
- Family Bathroom, Shower Room, En-Suite & WC
- Five Double Bedrooms
- Private & Enclosed Rear Garden
- Driveway & Garage

You will find Sprowston to the north of the City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pubs. Excellent public transport leads in and out of Norwich, along with a park and ride, and regular bus routes close by.

SETTING THE SCENE

The property is nestled towards the end of a separate turn off from the main road fronted with woodland. The brick weave drive takes you towards this home emerging on your left with the driveway and garage just beyond to the side of the home.



THE GRAND TOUR

Once inside, ceramic flooring leads the way through the majority of the ground floor with handy storage cupboard to your right and two piece WC/utility room slightly further down the hallway with additional vanity storage and built in washing machine and quartz work surfaces. Immediately to your right is the home office with a front facing view of the woodland. The space could easily be used for its current purpose or as a potential playroom or snug if desired. Sitting adjacent is a generously sized dual aspect sitting room laid with all carpeted flooring underfoot. The space is conducive to a choice of layouts of soft furnishings while glass panelled French doors lead you directly into the dining room space all open planned from one side across the length of the property. The kitchen dining room emerges with the same ceramic flooring laid underfoot. The kitchen, initially to your right, features quartz work surfaces mounted around a range of wall and base mounted units giving room to integrated appliances including a five burner gas hob with extraction above, dual eye level ovens and fridge/freezer. Reaching beyond the first of the two uPVC double glazed doors is an additional pantry storage cupboard leading underneath the stairs and ample room for a formal dining table sitting in front of the second set of French doors.

The first floor landing grants access to three of the bedrooms as well as the three piece family bathroom suite at the very top of the stairs with a predominantly tile surrounding wall mounted towel rail. The first two double bedrooms come to the left off the hallway, the slightly smaller sits next to the bathroom with a dual facing aspect into the rear garden and all carpeted flooring whilst a slightly larger bedroom sits towards the front of the home with the tree lined aspect in front and built in wardrobes. The main bedroom suite is also found on this floor, a generously sized space leaving more than enough room for a choice of soft furnishings within the bedroom whilst just beyond this a walk-in wardrobe can be found with two

wall to wall mirrored wardrobes sitting in front of the en-suite shower room comprising a walk in shower unit, vanity storage and wall mounted towel rail. Two further double bedrooms can be found off the second floor landing, the larger coming towards the left hand side with part vaulted ceilings housing Velux windows and leaving room for a large double bed plus bespoke built in storage whilst the second bedroom can be found to your right with part vaulted ceilings and large carpeted floor space. Both bedrooms have use of a neatly decorated shower room hosting a corner shower unit, Velux window and heated towel rail.

FIND US

Post Code : NR7 8FZ

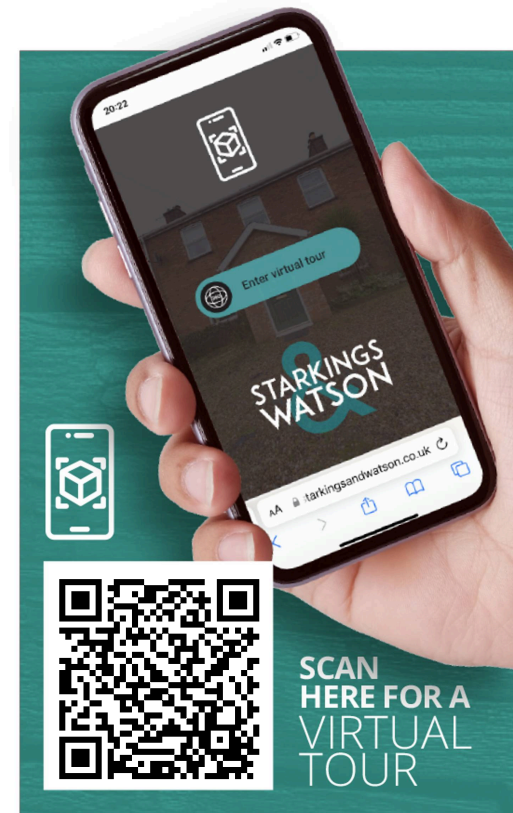
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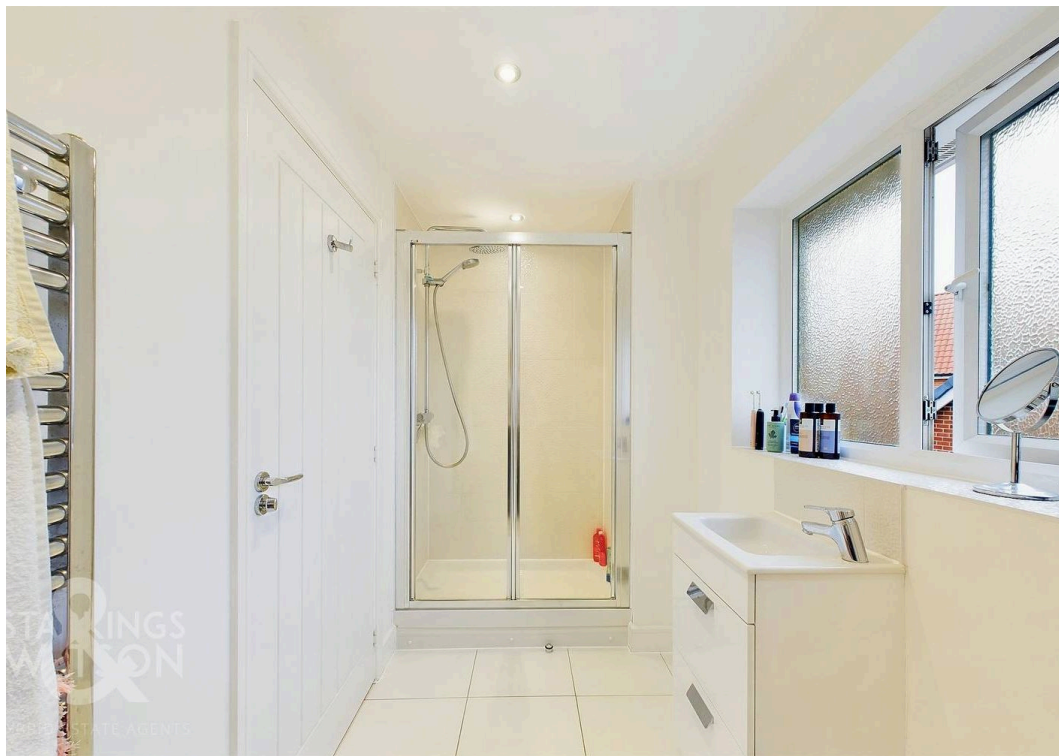
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

There is a service charge in place for this property payable every 6 months amounting to approx. £47.52.







THE GREAT OUTDOORS

Externally, the rear garden is all fully enclosed with a flagstone patio seating area immediately as you exit via the rear and raised wooden decked area towards the back of the garden. Colourful planting borders emerge either side of the pathway whilst a lawn space sits to the right next to the garage. Tucked behind the garage is a private and lowered flagstone patio seating area currently housing a hot tub.

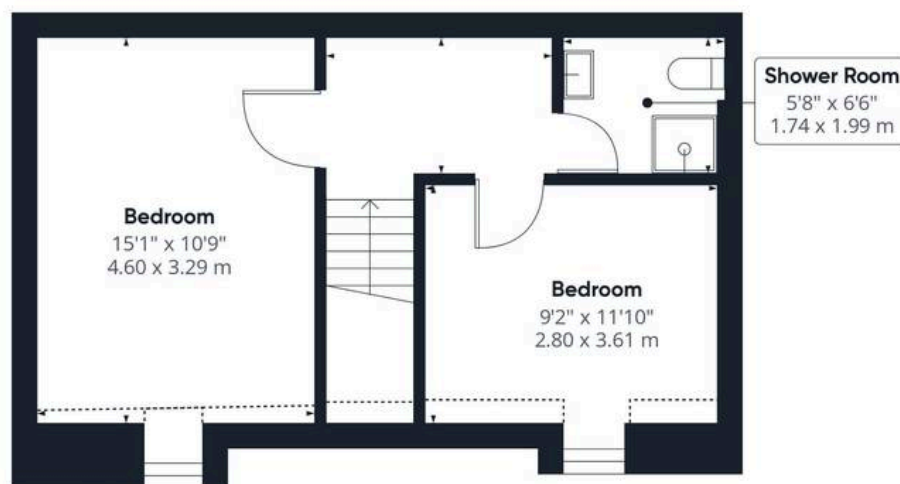
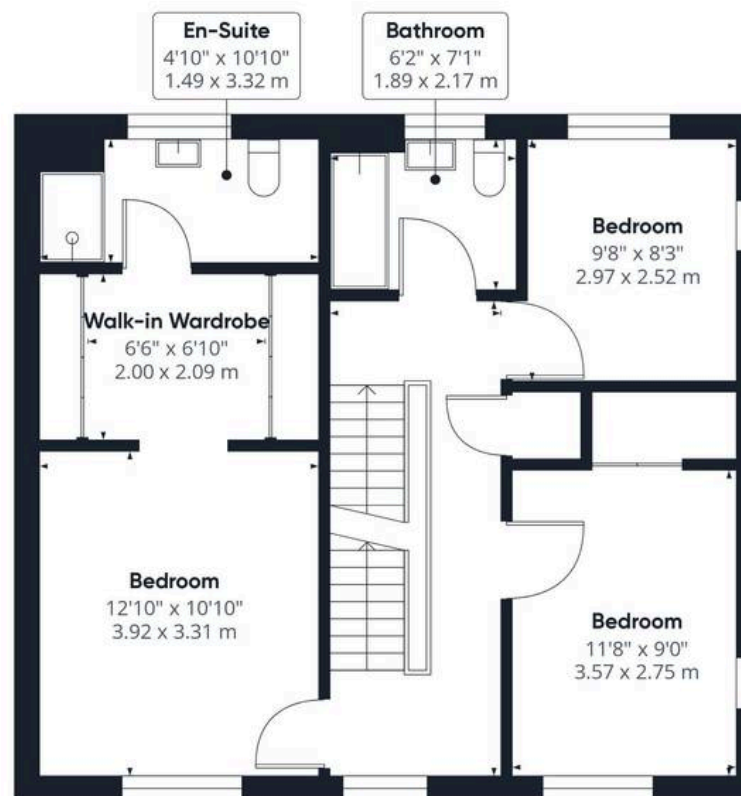
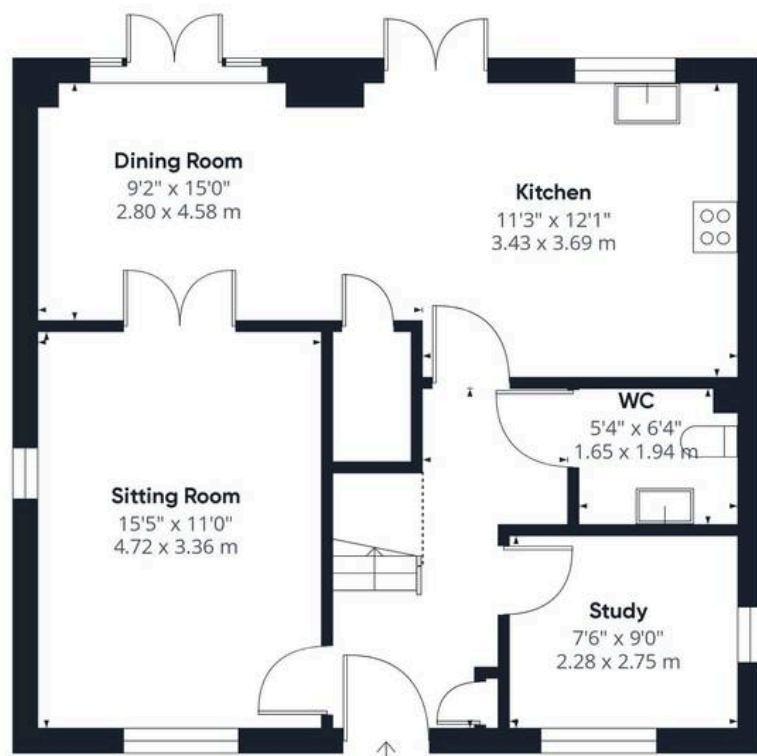
Garage

Single Garage

Driveway

2 Parking Spaces





Approximate total area⁽¹⁾

1624.38 ft²

150.91 m²

Reduced headroom

23.46 ft²

2.18 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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