

Astley & co



66 Overstrand Way
Sprowston
Norwich

Price: £285,000

Information

Mid Terraced House newly built in 2020 with THREE BEDROOMS, En-suite to Master Bedroom and Family Bathroom. Spacious Lounge and Kitchen. Light, bright and airy throughout. Beautiful and stylish presentation. Enclosed sunny rear garden. Allocated parking space for two vehicles. A lovely home. Gas Fired Central Heating. Energy Performance Rating B. Disclaimer - Astley & co estate agents, along with their representatives, are not authorised to provide assurances about the property, whether on their own behalf or on behalf of their client. We do not take responsibility for any statements made in these particulars, which do not constitute part of any offer or contract. It is recommended to verify leasehold charges provided by the seller through legal representation. All mentioned areas, measurements, and distances are approximate, and the information provided, including text, photographs, and plans, serves as guidance and may not cover all aspects comprehensively. It

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Description

Entrance Hall

Entrance door, stairs to first floor landing, door to lounge

Lounge 13' 7" x 12' 2" (4.15m x 3.7m)

Window to front, radiator, door to rear lobby

Rear Lobby

Door to Kitchen and downstairs cloakroom

Cloakroom

Comprising hand wash basin and WC, heated towel rail

Kitchen 15' 6" x 12' 2" (4.73m x 3.7m)

Comprising a range of base and wall units with fitted work-top, integrated fridge/freezer, integrated washing machine, integrated dishwasher, sink and drainer unit, space for dining table, radiator, door to rear garden

First Floor Landing

Doors to bedrooms and family bathroom

Family Bathroom 7' 3" x 5' 7" (2.2m x 1.7m)

Window to side, comprising a bath with shower over, WC, pedestal hand wash basin, heated towel rail, tiled splash-backs

Bedroom 1 11' 2" x 9' 10" (3.4m x 3.0m)

Window to front, radiator, door to en-suite

En-suite

Window to front, comprising a shower cubicle, WC, pedestal wash basin, heated towel rail, tiled splash-backs

Bedroom 2 10' 10" x 8' 10" (3.3m x 2.7m)

Window to rear, radiator

Bedroom 3 11' 2" x 6' 7" (3.4m x 2.0m)

Window to rear, radiator

Garden

Enclosed rear garden with lawn and paved patio space

Summary of accommodation

- Mid Terrace House
- Three Bedroom with En-suite to Master Bedroom
- Allocated Parking Spaces x 2
- Spacious, Light, Bright and Airy
- Excellent Presentation
- Gas Fired Central Heating

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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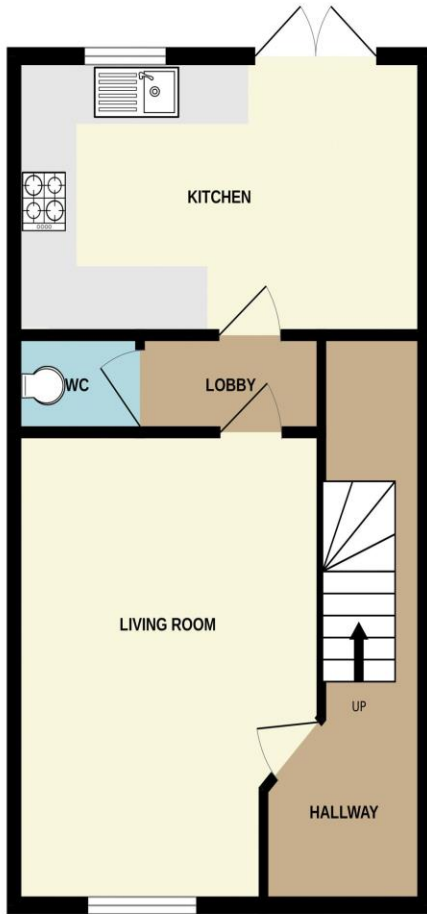
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

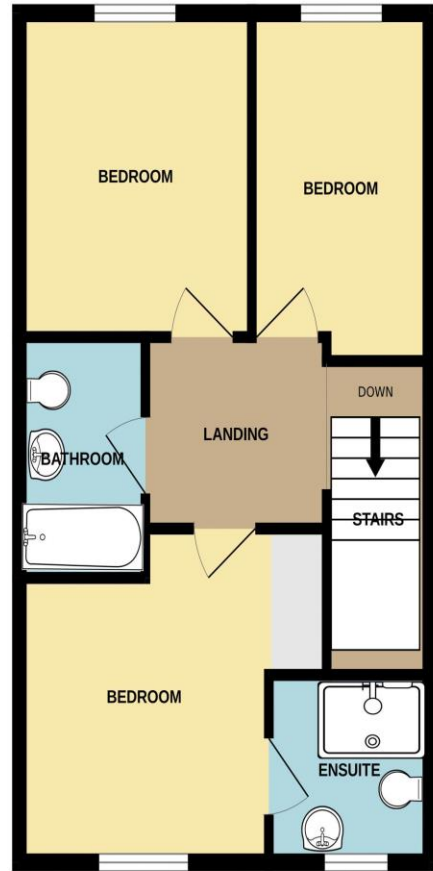
Tel: 01603 415182

Fax:

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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