



Overstrand Way, Sprowston - NR7 8FZ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Overstrand Way

Sprowston, Norwich

This Discounted Market Sale home is being sold at 80% of the market value. Nestled opposite a TRANQUIL OPEN GREEN SPACE, this IMMACULATE MID-TERRACE HOUSE offers an exceptional affordable opportunity. Step inside to discover a welcoming entrance hall leading to a STYLISHLY UPGRADED KITCHEN, complete with NEW SINK, MODERN WORKTOPS, CONTEMPORARY CABINETS, and a SLEEK HOB. The spacious SITTING ROOM provides the ideal setting for relaxation or entertaining guests, seamlessly flowing into the rest of the home. Upstairs, TWO GENEROUS DOUBLE BEDROOMS await, each benefitting from access to a LUXURIOUS FAMILY BATHROOM and a PRIVATE EN-SUITE (both bathrooms feature UPGRADED VANITY UNITS, ELEGANT TILING, and MODERN SHOWER HEADS). A ground floor WC adds further convenience. Throughout the home, KARNDEAN FLOORING enhances the sense of quality and style, whilst the tasteful decoration creates an inviting, move-in-ready environment.



Completing the property is OFF-ROAD PARKING for TWO VEHICLES, ensuring practicality and peace of mind for residents and visitors alike. The rear garden has been attractively landscaped to offer an attractive space to enjoy the warmer months.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Mid Terrace House Sitting Opposite Open Green Space
- Sold At 80% Of The Market Value As A Discount Market Sale
- Upgraded Kitchen Including New Sink, Worktops, Cabinets & Hob
- Two Double Bedrooms Having Use Of A Family Bathroom, En-Suite & Ground Floor WC
- Vanity Units & Showers All Upgraded With Tiles & Shower Heads in Both Bathrooms
- Immaculately Decorated Throughout With Karndean Flooring
- Off Road Parking For 2 Vehicles
- Enclosed Rear Garden with Tiered Lawn & Shed



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 found in a tucked-away section of this ever-popular development, sitting opposite an open green space with two allocated parking spaces to the very front of the home.

THE GRAND TOUR

Once inside, an entry lobby provides a large storage cupboard to the right-hand side, as well as a fully redecorated two-piece WC to the left. Wood-effect Karndean flooring leads through from this lobby into the main living space, which measures an impressive 21' in length. Immediately to your left, the kitchen opens up with many upgraded features, including worktops, cabinetry, hob and sink, with integrated appliances to include an oven, tall fridge freezer and dishwasher. From here the flooring opens up to leave more than enough room for each a formal dining and sitting room suite, with a set of French doors opening into the rear garden.

The first-floor landing splits in each direction to offer two well-proportioned double bedrooms, with the principal bedroom located towards the rear of the home with an upgraded ensuite shower room comprising floating vanity storage and tiled flooring. The three-piece bathroom suite sits between each of these rooms, again an upgraded space with attractive tiling, rainfall showerhead and glass screen mounted over the bath, with further vanity storage.

FIND US

Postcode : NR7 8FZ

What3Words : ///rock.jumpy.weds

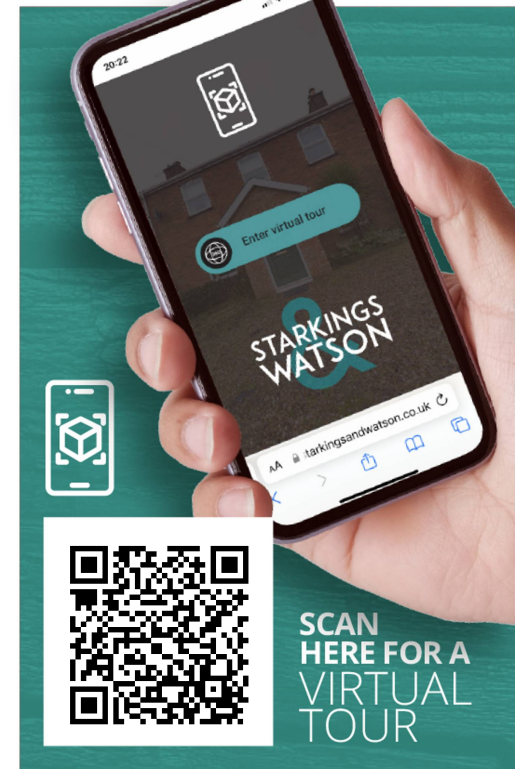
VIRTUAL TOUR

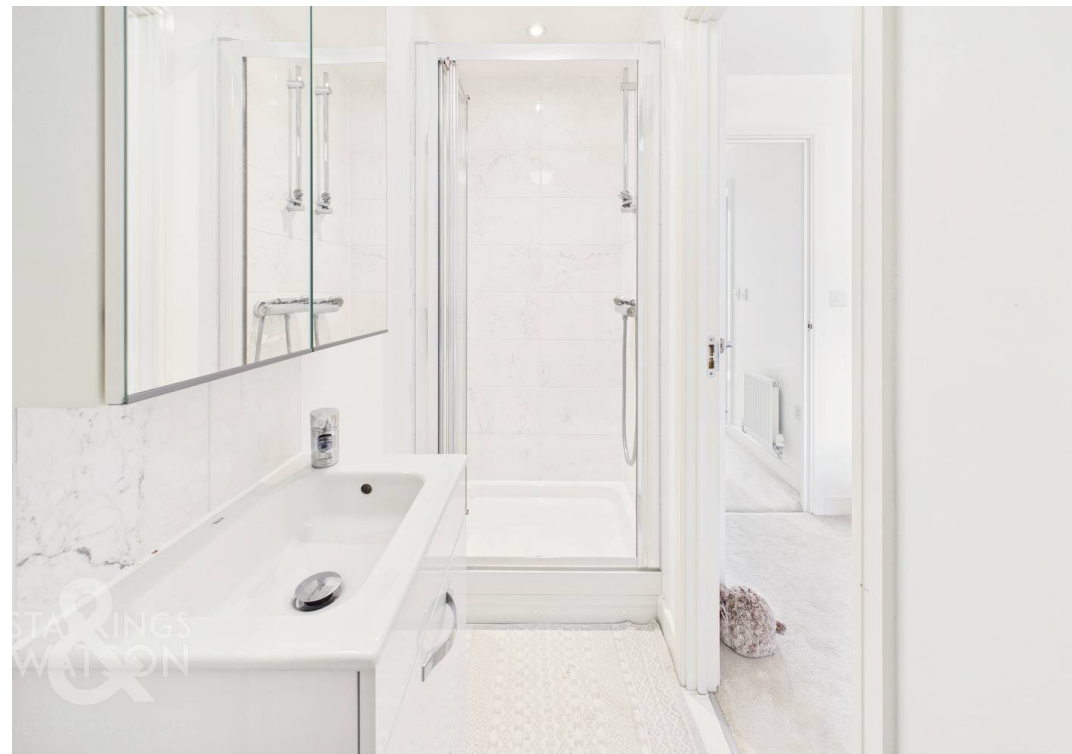
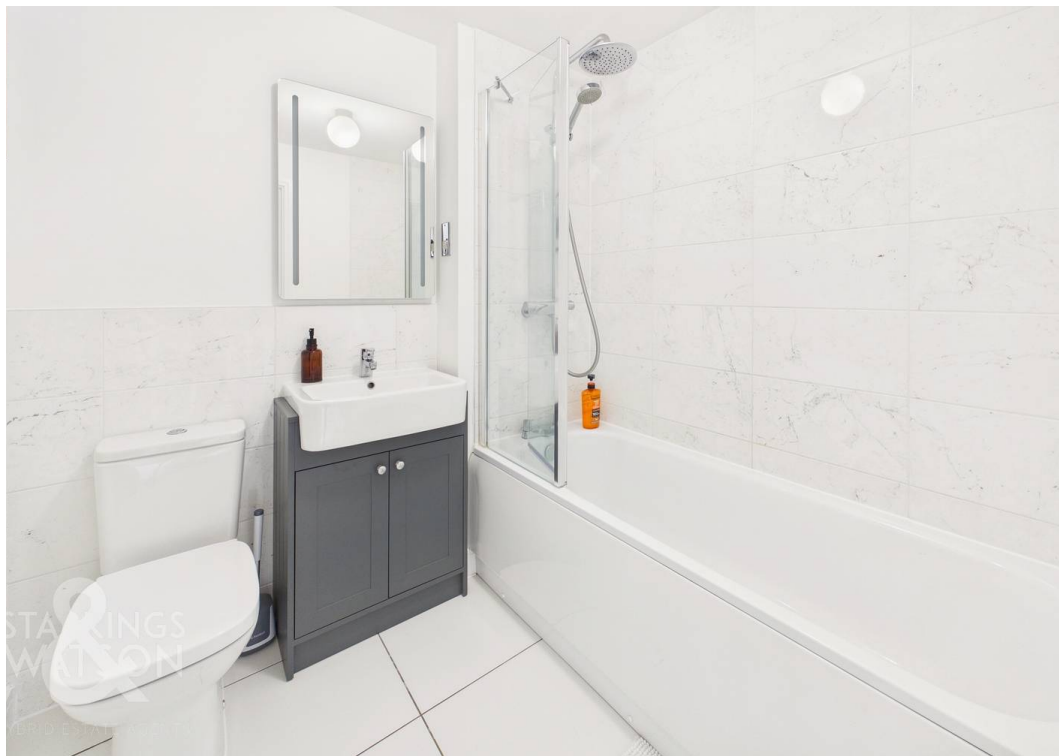
View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered as part of the discounted market scheme whereby the property is sold at 80% of current market value. This is an affordable home - PROTECTED in perpetuity by a restriction on the Land Registry title deeds. If you are interested in the home, please apply to Starkings and Watson who will provide an LA application form for interested parties. Any applicants MUST have local connection to Broadland District Council area and meet other eligibility criteria including income thresholds. No cash buyers or Buy to let investors will be considered. For more information, please speak to our team.

A maintenance charge of approximately £56.27 is payable every 6 months.

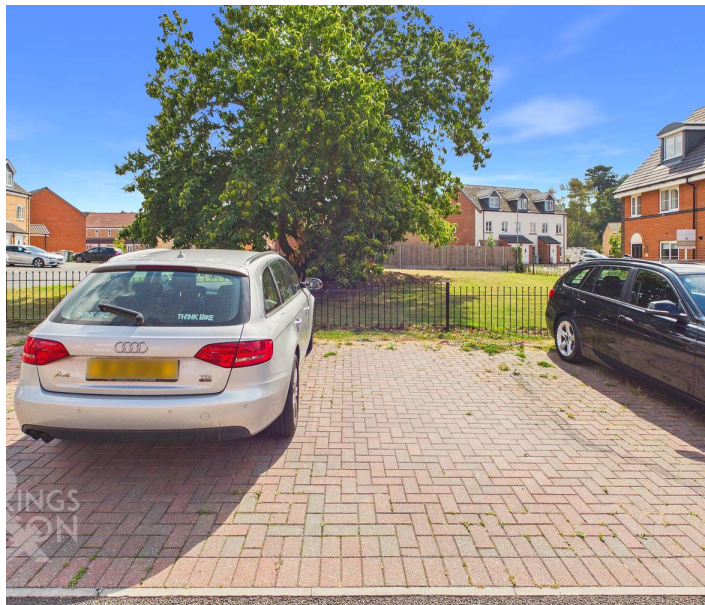


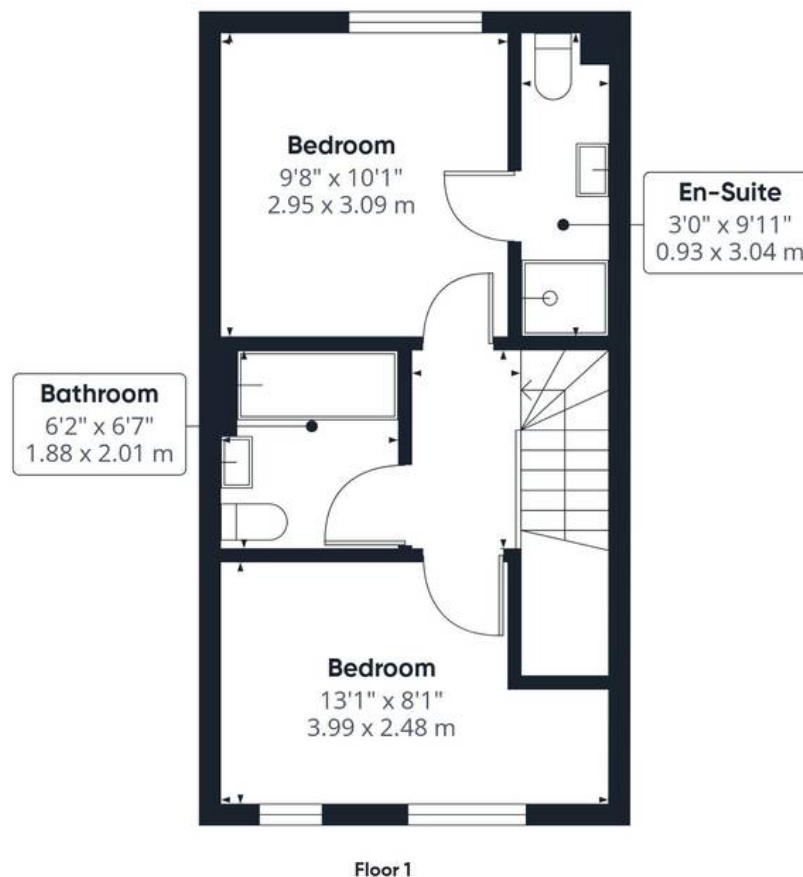




THE GREAT OUTDOORS

Stepping through the French doors from the sitting room, you find yourself on a quaint patio with lighting and an outside tap. A suitable area for a bistro set to enjoy a morning coffee or to entertain during the warmer months. The remaining garden is laid to lawn, with a small drop to another level created with railway sleepers and tiled steps. To the rear of the garden is a good size shed, ideal for storing outside furniture. Keeping the garden enclosed, panel fencing surround the garden with a latch and brace gate at the bottom.





Approximate total area⁽¹⁾

617 ft²
57.2 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.