

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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## 89 Overstrand Way | Sprowston | Norwich | NR7 8FZ

### Guide Price £450,000

**\*\*GUIDE PRICE £450,000 - £460,000 STUNNING DETACHED FAMILY HOME\*\*** Gilson Bailey are delighted to offer this stunning and substantial four-bedroom detached family home, ideally located in the highly sought-after suburb of Sprowston. Beautifully presented throughout, this impressive property offers spacious and versatile accommodation, featuring a welcoming entrance hall, a bright and comfortable lounge, a large modern kitchen/diner perfect for entertaining, a family room or study, a delightful garden room, and a ground floor WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom off landing, with the principal bedroom benefitting from its own stylish en-suite shower room. Outside, the property continues to impress with a driveway providing off-road parking leading to a garage, along with a private, non-overlooked rear garden—ideal for relaxing and family life. With double glazing, gas central heating, and excellent condition throughout, this exceptional home offers everything a growing family could need, and early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(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	

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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#### 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, family room/study, WC and stairs to first floor.

#### Lounge 14'11" x 14'8"

Two double glazed windows, two radiators, patio doors.

#### Kitchen/Diner 22'4" x 11'2"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, washing machine and dishwasher, three double glazed windows, two radiators.

#### Family Room/Study 10'8" x 9'10"

Two double glazed windows, radiator.

#### Garden Room 9'10" x 8'7"

Patio doors to garden.

#### WC

Low level WC, hand wash basin, frosted double glazed window.

#### First Floor Landing

Doors to four bedrooms and bathroom.

#### Bedroom One 19'11" x 11'2"

Two double glazed windows, radiator, built in wardrobes.

#### En-Suite

Shower cubicle, low level WC, hand wash basin, radiator, frosted double glazed window.

#### Bedroom Two 14'11" x 12'4"

Two double glazed windows, radiator.

#### Bedroom Three 10'8" x 9'11"

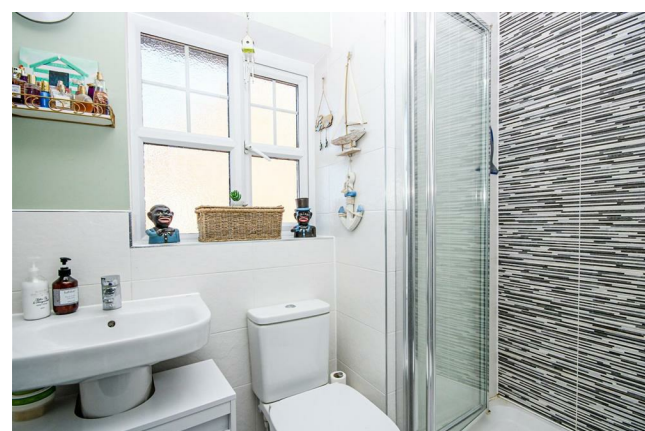
Two double glazed windows, radiator.

#### Bedroom Four 11'4" x 8'11"

Double glazed window, radiator, built in wardrobe.

#### Bathroom

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



#### Outside Front

Small front garden enclosed by fencing and a driveway providing off road parking leading to a single garage.

#### Outside Rear

Patio seating area, lawned garden, enclosed by brick walling.

#### Local Authority

Broadland District Council, Tax Band D.

#### Tenure

Freehold

Service charge £105.34 per annum

#### Utilities

Fibre to the property.

Mains gas, water and electric.

#### Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.

