



45 Overstrand Way | Sprowston | Norwich | NR7 8FZ

£235,000

****EXCELLENT FIRST TIME PURCHASE**** Gilson Bailey are delighted to offer this stunning, modern, two bedroom, semi detached house situated in the highly sought after suburb of Sprowston, offering beautifully presented accommodation that is perfect for first-time buyers or those looking to simply move straight in. Finished to an excellent standard throughout, the accommodation comprises a welcoming entrance hall, a bright and spacious lounge, a stylish kitchen/diner ideal for both everyday living and entertaining, and a convenient WC to the ground floor. Upstairs, there are two generous bedrooms and a contemporary family bathroom off the landing. Outside, the property continues to impress with a driveway providing off-road parking and a good sized, fully enclosed rear garden, creating a wonderful space for relaxing, entertaining guests or enjoying time with the family. Further benefits include double glazing, gas central heating and immaculate decorative order throughout. Combining modern comfort with a fantastic location, this exceptional home is ready to move straight into, making it an ideal first-time purchase. Early viewing is highly recommended.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 operation or efficiency can be given. Plans with Metreplan (0500) for green.

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, WC and stairs to first floor.

Lounge 15'0" x 9'3"

Kitchen/Diner 12'8" x 8'2"

WC 4'1" x 3'0"

First Floor Landing

Doors to two bedrooms and bathroom.

Bedroom One 12'8" x 8'6"

Bedroom Two 12'8" x 8'0"

Bathroom 6'3" x 5'6"

Outside Front

Driveway providing off road parking.

Outside Rear

Paved and lawned garden enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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.

<https://www.gilsonbailey.co.uk>
01603764444