



**33 Overstrand Way | Sprowston | Norwich | NR7 8FZ**

**Guide Price £325,000**

**\*\*GUIDE PRICE £325,000 - £350,000 STUNNING MODERN TOWNHOUSE\*\***  
Gilson Bailey are delighted to present this beautiful 3/4 bedroom semi-detached three-storey townhouse, ideally located in the highly sought-after suburb of Sprowston. Offering spacious and versatile accommodation throughout, the ground floor comprises an inviting entrance hall, stunning open-plan kitchen/diner perfect for modern living, study/bedroom and WC. The first floor features a generous lounge, additional bedroom and family bathroom, while the second floor offers two further bedrooms, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys a garage to the side with off-road parking in front, along with a good-sized lawned rear garden and patio area ideal for entertaining and family life. With double glazing, gas central heating and presented in excellent condition throughout, this superb home is perfectly suited to growing families and early viewing is highly recommended.





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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### 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 kitchen/diner, study/bedroom, WC and stairs to first floor.

#### Kitchen/Diner 19'10" x 15'3"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated washing machine and dishwasher, space for fridge/freezer, double glazed window, radiator, door to rear.

#### Study/Bedroom 10'6" x 8'0"

Double glazed window, radiator.

#### WC

Low level WC, hand wash basin, radiator.

#### First Floor Landing

Doors to lounge, bedroom, bathroom and stairs to second floor.

#### Lounge 18'7" x 15'4"

Two double glazed windows, two radiators.

#### Bedroom Three 11'9" x 8'1"

Double glazed window, radiator.

#### Bathroom 8'5" x 6'11"

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

#### Second Floor Landing

Doors to two bedrooms.

#### Bedroom One 15'4" x 11'8"

Two double glazed windows, radiator, built in wardrobes.

#### En-Suite 8'0" x 5'10"

Shower cubicle, low level WC, hand wash basin, radiator.

#### Bedroom Two 15'4" x 10'2"

Two double glazed windows, radiator, built in wardrobes.

#### Outside Front

Driveway providing off road parking leading to a single garage.

#### Outside Rear

Patio seating area, lawned garden, shingled area, enclosed by timber fencing with side gate access.

#### 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.


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.