



47 Overstrand Way, Sprowston

In Excess of £240,000

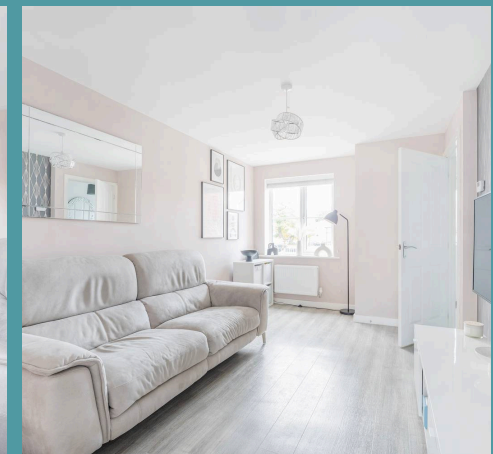
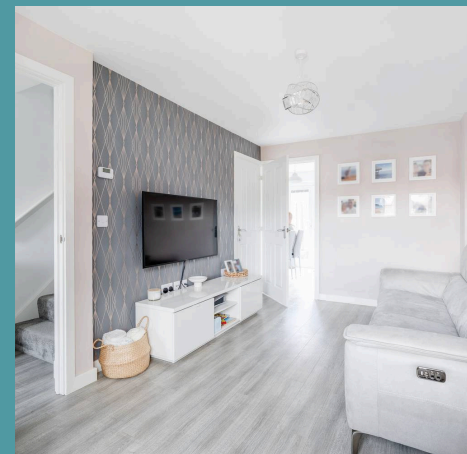
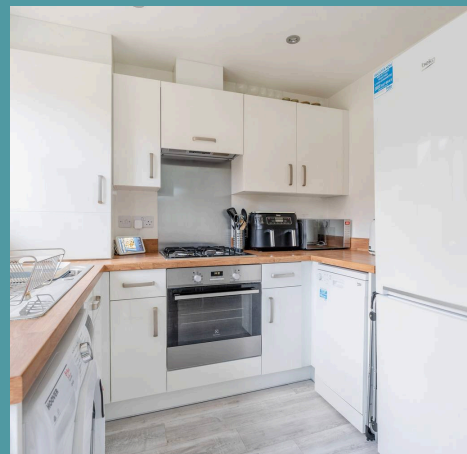
# 47 Overstrand Way

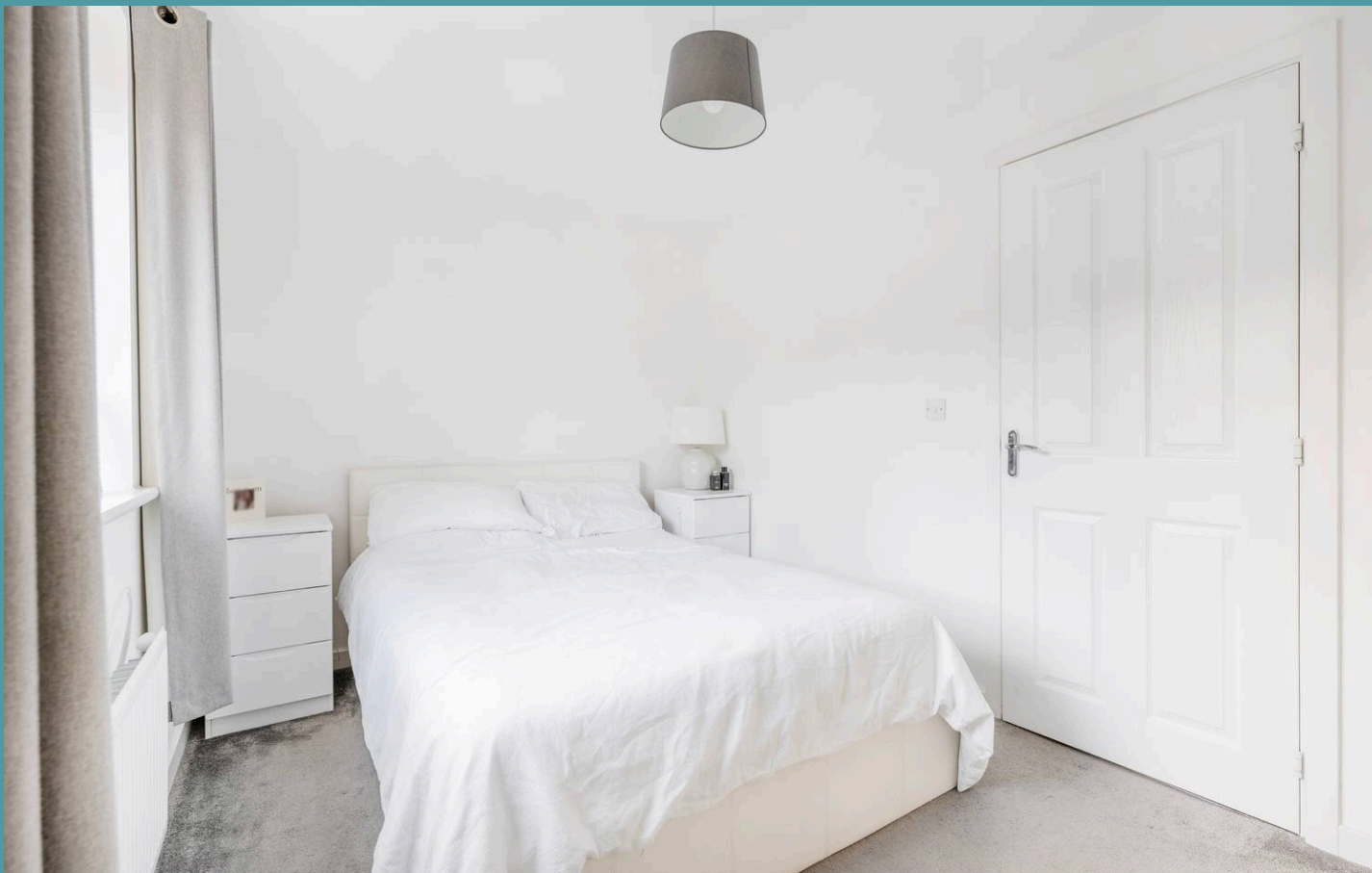
Sprowston, Norwich

Welcome to this charming semi-detached house that perfectly combines contemporary design with a bright and airy interior, offering a comfortable and inviting living space for its occupants. It is a stand out choice for first-time buyers or as an attractive investment opportunity. With its stylish interiors, landscaped garden, and prime location, this property presents an exceptional living experience.

## LOCATION

Sprowston is a suburb located to the north of Norwich in Norfolk, England, with the postcode district NR7. It is a largely residential area, offering a blend of urban convenience and semi-rural charm. The suburb is well-connected to the city centre of Norwich, providing easy access to amenities, shopping, and leisure facilities. Sprowston is known for its good transport links, including regular bus services and proximity to major road routes like the A1042, which connects to the wider Norfolk area. The location also offers a range of local amenities, including schools, parks, and shops, making it a popular choice for families and professionals. With its mix of traditional housing, modern developments, and green spaces, Sprowston provides a peaceful yet well-connected living environment. Additionally, the nearby Sprowston Manor Golf Club and nature reserves provide opportunities for outdoor activities.





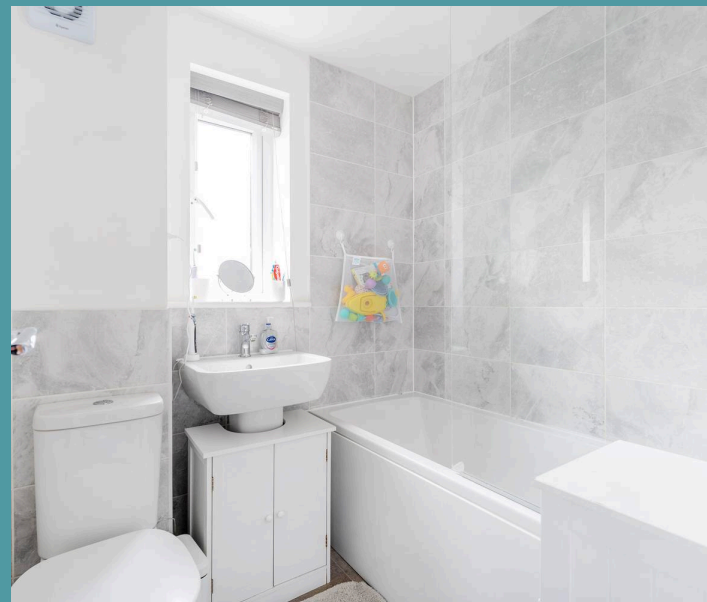
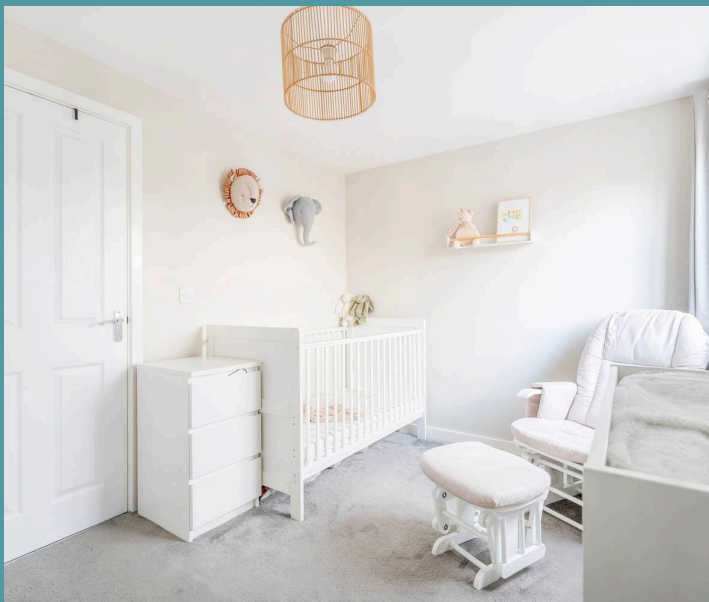
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Sprowston, Norwich

Stepping inside, you are greeted by a welcoming entrance hall, complemented by a convenient WC. The comfortable sitting room sets the tone for the rest of the home, bathed in an abundance of natural light that infuses a sense of warmth and serenity. It is the ideal spot for relaxing in the evenings or gathering with loved ones. At the heart of the home lies an open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. It is well-equipped with fitted units and integrated appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation.

Ascending to the upper level, two bedrooms await, each thoughtfully designed to offer the utmost comfort and privacy. A well-appointed family bathroom comprises of a modern three piece suite, accommodating all residents in the household.

Towards the rear is a generous size garden, beautifully landscaped to be low maintenance. The patio and raised shingle areas are suitable for your outdoor furniture, to host summertime BBQs or relax in the afternoon sunshine. There is plenty of space for a wooden storage shed or summerhouse, depending on your own requirements. Overall, it is fully enclosed so you can enjoy in seclusion. At the front of the residence is off-road parking to ensure convenience and ease.



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Sprowston, Norwich

### AGENTS NOTES

We understand that this property is freehold.

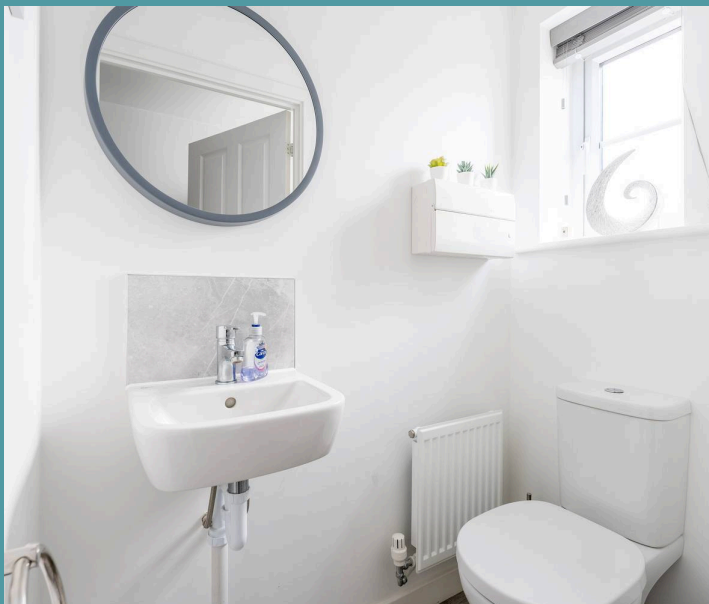
Maintenance fee - £180 p/a.

Connected to mains water, electricity, gas and drainage.

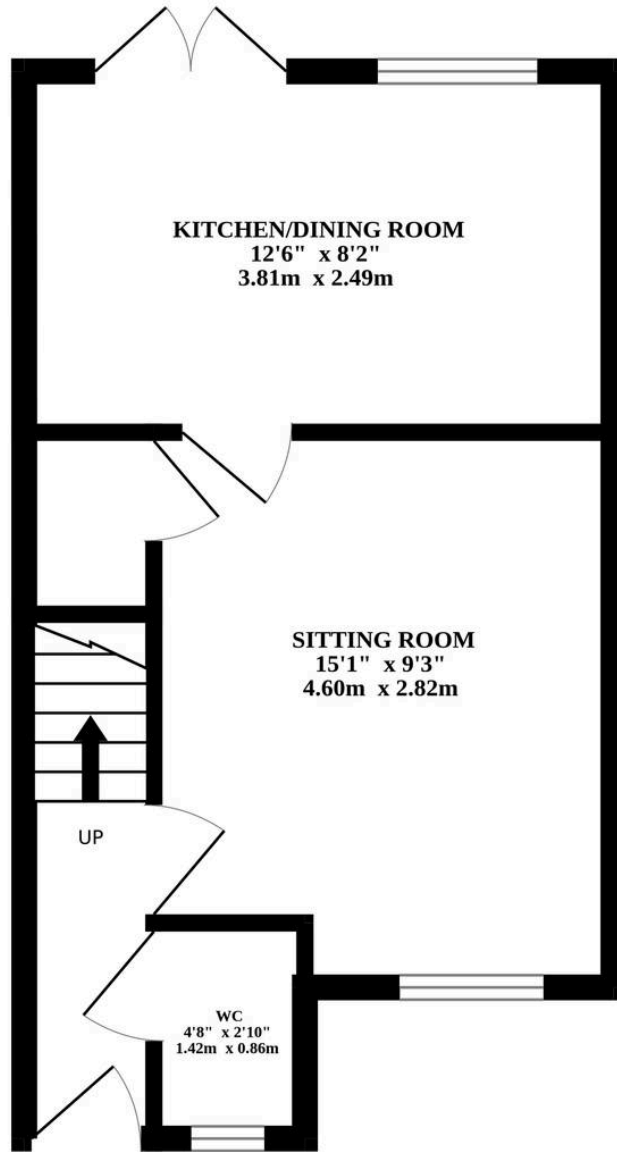
Heating system - Gas central heating.

Council Tax Band: C

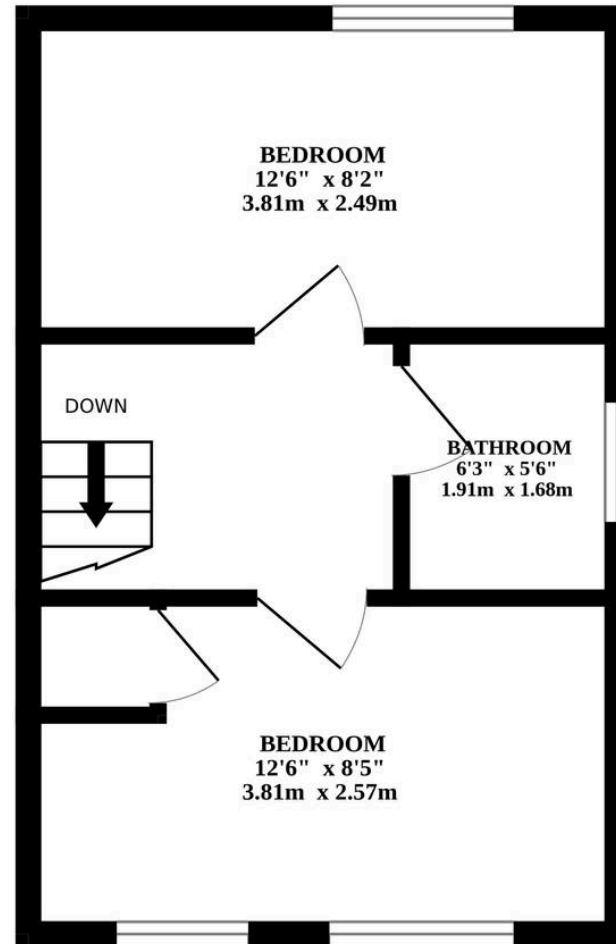
- Semi-detached residence
- Perfect first home or investment purchase
- Contemporary design with bright and airy interior
- Comfortable sitting room - Filled with an abundance of natural light
- Open-plan kitchen/dining room - High quality fixtures and fittings
- Two double bedrooms & a family bathroom
- Generous size landscaped garden - Fully enclosed for privacy
- Driveway providing off-road parking
- In close proximity to all local amenities and natural surroundings



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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