

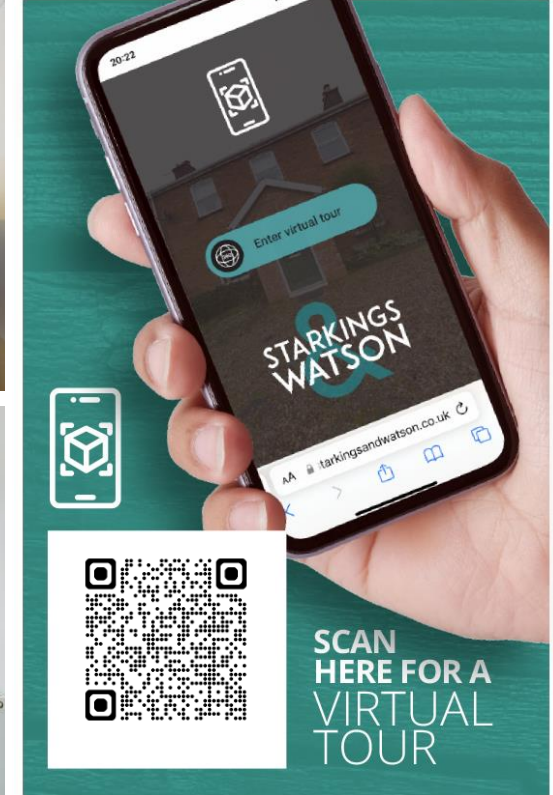
OVERSTRAND WAY

Sprowston, Norwich NR7 8FZ

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS
WATSON**

- 2022 Built Hopkins Home with Warranty
- Modern Design with High Ceilings & Sash Windows
- Sitting Room & Separate Study
- Kitchen/Dining Room with Utility Room
- Four Bedrooms
- Family Bathroom, En Suite & W.C
- South Facing Gardens
- Garage & Double Driveway

IN SUMMARY

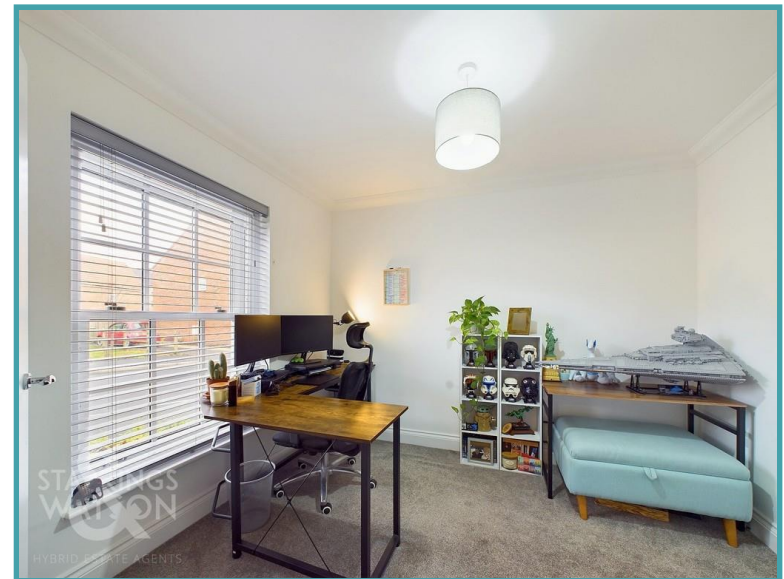
VENDOR FOUND! This MODERN Hopkins BUILT FAMILY HOME enjoys a SOUTH FACING GARDEN, over 1250 Sq. ft (stms) of accommodation and a CHARACTERFUL DESIGN incorporating HIGH CEILINGS and SASH WINDOWS. Located on the outskirts of the City Centre, with EASY ACCESS to both the A47 and Broadland Northway, excellent amenities can be found close by, along with SCHOOLING. The internal accommodation comprises a SPACIOUS and WELCOMING HALL WAY with built-in storage, STUDY, 15' sitting room with FRENCH DOORS to the garden, W.C, utility room an 12' KITCHEN/DINING ROOM. Upstairs, FOUR BEDROOMS lead off the hall with an UPDATED FAMILY BATHROOM, and EN SUITE from the main bedroom - with each room benefiting from BUILT-IN WARDROBES. Outside, the GARDEN offers a central lawn, raised decked seating area, and further side garden which could offer further parking or a useful storage area, leading to the GARAGE.

SETTING THE SCENE

Set back from the road with a lawned frontage, a central pathway leads to the front door, with a further path leading to the gated rear garden. The double driveway and single garage sit to the right, with potential for further parking or a storage area between the house and garage where a section of side garden can be found.

THE GRAND TOUR

A spacious meet and greet space, the hall entrance is carpeted and finished with a recessed door mat. A useful built-in cupboard offers ideal coat and shoe storage, with the stairs rising up in the middle. To your left, the study can be found, also carpeted and finished with a front facing sash window. Next door, the sitting room offers the south sun through the rear French doors, whilst creating an ideal open plan space in the summer months, encompassing the garden. With a high ceiling, this light and bright room offers ample space for soft furnishings. Also leading off the hall is the W.C, complete with a white two piece suite, wood effect flooring and sash window to front. The kitchen/dining space sits to the far corner, immaculate in its finish, with an L-shape arrangement of storage units, including an inset gas hob and built-in electric double oven, sat under an extractor fan. Space is provided for a dishwasher and fridge/freezer, whilst a cupboard is built-in offer storage/pantry space. Tiled flooring runs under foot, with room for a table, and a door taking you to the utility room, finished in a similar style, with a door to side and space for laundry appliances. Upstairs, four



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bedrooms lead off the landing, all finished with fitted carpet. Each bedroom benefits from a built-in wardrobe, with an airing cupboard on the landing. The family bathroom serves the four bedrooms, with newly tiled contrasting walls, shower over the bath and wood effect flooring. An en suite leads from the main bedroom in a similar style.

THE GREAT OUTDOORS

The rear garden enjoys a south facing setting, with a main lawned expanse and fully enclosed timber fenced boundaries. A patio leads from the sitting room French doors, with a path way to the side, whilst a raised timber decked seating area with pergola is the ideal spot to take in the summer sun. The side garden is also lawned, with a path to the utility room, front gate and garage, with huge potential and a storage space behind the garage. The garage itself is currently used as a gym, with an up and over door to front, power and lighting.

OUT & ABOUT

You will find Sprowston to the north of the Cathedral City of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

FIND US

Postcode : NR7 8FZ

What3Words : ///order.shares.laying

VIRTUAL TOUR

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

AGENTS NOTES

An annual service charge for the upkeep of communal green space is charged in the region of £80 PA.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

Price:



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Approximate total area
1242.6 ft²
115.44 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.