

# Arnolds | Keys



12 Overstrand Way, Sprowston, NR7 8UJ

Guide Price £325,000

- BEAUTIFULLY PRESENTED TOWNHOUSE
- OFF ROAD PARKING AND GARAGE
- POPULAR HOPKINS HOMES DEVELOPMENT
- SPACIOUS LIVING ROOM AND KITCHEN DINER
- MODERN AND VERSATILE ACCOMMODATION
- WELL MAINTAINED ENCLOSED REAR GARDEN
- MAIN BEDROOM WITH ENSUITE
- APPROX. 2 MILES FROM NORWICH CITY CENTRE

# 12 Overstrand Way, Sprowston NR7 8UJ

A beautifully presented three bedroom townhouse ideally located within the popular area of Sprowston, offering spacious and versatile accommodation arranged over three stories - perfect for modern family living. The property boasts a driveway to the front with integral garage and enclosed rear garden.

 3  2  2  B

Council Tax Band: D



## DESCRIPTION

Situated within the popular Hopkins Homes development in the desirable suburb of Sprowston, approximately 2 miles from the City of Norwich, this beautifully presented townhouse boasts stylish and contemporary accommodation arranged over three stories, offering the perfect family home. The property is entered via a spacious entrance hall, which provides access to the utility room, cloakroom, an integral garage and home office - a versatile room ideal for remote working with patio doors for access to the garden. To the first floor the home boasts a bright and spacious living room with doors to the kitchen diner, offering plenty of space for hosting family. The second floor comprises three bedrooms; one with an ensuite and a family bathroom. Externally the property features a neatly maintained garden, with driveway providing off road parking to the front.

## ENTRANCE HALL

Composite door to front, vinyl tiled flooring, radiator, stairs to first floor with storage cupboard underneath.

## HOME OFFICE

Double glazed patio doors to garden, vinyl tiled flooring, radiator.

## UTILITY ROOM

Composite door to rear garden, space and plumbing for washing machine, tumble dryer, wall mounted gas boiler, built in cupboard, stainless steel sink and drainer.

## CLOAKROOM

Fitted with a WC, pedestal wash hand basin, vinyl tiled flooring.

## FIRST FLOOR LANDING

Carpet, radiator, stairs to second floor.

## LIVING ROOM

Two double glazed windows to front aspect, carpet, two radiators, double doors to kitchen/diner.

## KITCHEN DINER

Two double glazed windows to rear aspect, wall and base units with one and a half sink and drainer, four ring gas hob with cooker hood over and double electric oven underneath, space for free standing fridge freezer, space and plumbing for washing machine, tiled flooring, two radiators, extractor fan.

## SECOND FLOOR LANDING

Carpet, airing cupboard with shelving units, built in storage cupboard.

## BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

## BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, built in wardrobes.

## BATHROOM

Bath with mixer tap and mains connected shower head, WC, pedestal wash hand basin, radiator, extractor fan, shaver charging point, vinyl flooring.

## BEDROOM ONE

Two double glazed windows to front aspect, carpet, radiator, built in double wardrobe, door to:-

## ENSUITE

Shower cubicle with mains connected shower, WC, pedestal wash hand basin, vinyl flooring, radiator, extractor fan, shaver charging point.

## EXTERNAL

To the front the property features a shingle driveway with access to the integral garage. The rear garden is well maintained and laid to lawn with a paved patio area and access to the passage way allowing for rear access.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas central heating.

Council tax band: D

Annual Service Charge: £105.34

## LOCATION

Sprowston is a highly sought after suburb located approximately two miles to the north east of Norwich. Sprowston offers easy access to a wide range of shopping, dining and cultural attractions as well as excellent transport links including the nearby Northon Distributor Road, providing convenient routes to the Norfolk Broads, coastline and beyond. Regular public transport services also connect Sprowston to the city, making it ideal for commuters.

The area is well served by a variety of local amenities, including supermarkets, independent shops, cafés, and well regarded schools for all ages. Sprowston also benefits from a number of parks and green spaces, offering opportunities for outdoor recreation and leisure. Its close proximity to both the historic city of Norwich and the scenic Norfolk countryside makes it an appealing choice for families, professionals, and those seeking a well-connected lifestyle.



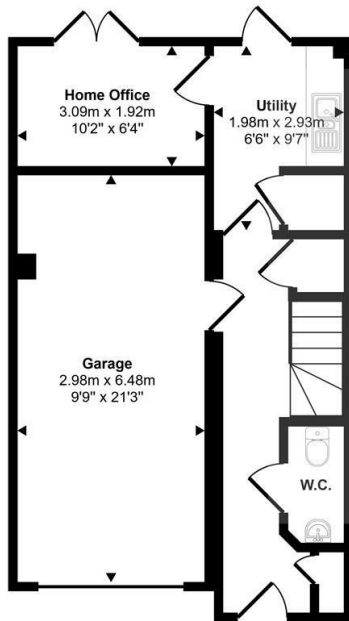
## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

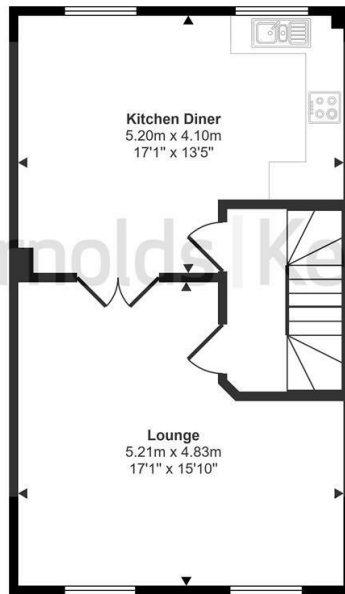
## EPC Rating:

| 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 |           |

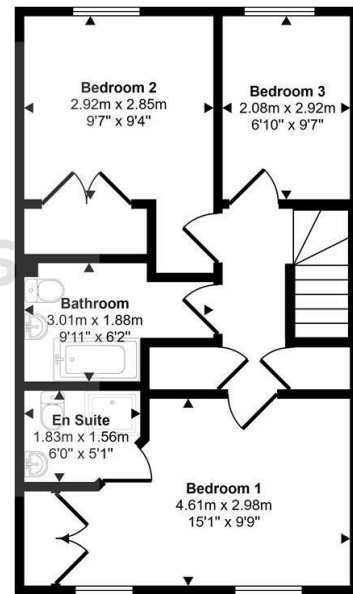
Approx Gross Internal Area  
140 sq m / 1503 sq ft



Ground Floor  
Approx 45 sq m / 488 sq ft



First Floor  
Approx 47 sq m / 509 sq ft



Second Floor  
Approx 47 sq m / 506 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

