

FREEHOLD



House - Mid Terrace (EPC Rating: B)

OVERSTRAND WAY SPROWSTON NORWICH NR7 8FZ

Asking Price

£200,667

FEATURES

- 80% Market Value
- Open-plan living
- Primary bedroom & en-suite
- Family bathroom
- Two allocated Spaces
- Modern Fitted Kitchen
- Two-bedroom terraced
- Second double bedroom
- Enclosed rear garden
- Sought-after location



Ben Allman
Estate & Letting Agents

2 Bedroom House - Mid Terrace located in Sprowston

Beautifully presented throughout, this contemporary two-bedroom terraced home offers stylish, light-filled accommodation in the highly sought-after suburb of Sprowston. Combining modern interiors with a practical layout, it is ideal for first-time buyers as its offered at 80% of market value as a Discounted Market Sale resale - T&C's apply.

A bright entrance hall leads to a convenient ground floor cloakroom before opening into the spacious open-plan kitchen, dining and living area. Filled with natural light from French doors opening onto the rear garden, this impressive space is perfect for both everyday living and entertaining. The contemporary kitchen features sleek fitted units with integrated appliances, including a fridge, dishwasher, oven and gas hob, while the generous lounge and dining areas provide ample space to relax.

Upstairs, the primary bedroom overlooks the rear garden and benefits from a modern en-suite with a walk-in shower, wash basin and WC. The second double bedroom is bright and spacious, enhanced by dual windows, while a stylish family bathroom is fitted with a bath and overhead shower, wash basin and WC.

Outside, the enclosed rear garden offers a generous patio for outdoor dining and entertaining, complemented by a well-maintained lawn. To the front, the property benefits from two private off-road parking spaces.

Further benefits include double glazing, gas central heating and an excellent standard of presentation throughout. Situated close to local amenities, well-regarded schools and excellent transport links, this superb terraced home is ready to move straight into and offers modern, low-maintenance living in a desirable location.

ENTRANCE HALL

A bright and welcoming entrance hall creates an inviting first impression, offering access to the ground floor cloakroom and staircase to the first floor, while leading effortlessly into the impressive open-plan living space.

KITCHEN/DINING/LIVING ROOM

21'3" x 13'1"

Designed with modern living in mind, the spacious open-plan kitchen, dining and living area forms the heart of the home. Bathed in natural light from French doors opening onto the rear garden, the room offers a wonderful sense of space and seamlessly blends indoor and outdoor living. The contemporary kitchen is fitted with a range of sleek wall and base units, generous work surfaces and integrated appliances including a fridge, dishwasher, oven and gas hob. The dining area comfortably accommodates a family dining table, while the generous lounge provides ample space for soft furnishings, creating the perfect environment for both relaxing and entertaining.

PRIMARY BEDROOM

10'2" x 9'9"

Positioned at the rear of the property, the spacious principal bedroom enjoys a pleasant outlook over the garden, creating a peaceful retreat. There is ample space for a double bed and additional bedroom furniture, while the room is complemented by a stylish en-suite comprising a contemporary walk-in shower, wash basin and WC.

BEDROOM TWO

13'1" x 8'3"

A well-proportioned second double bedroom benefiting from two windows that flood the room with natural light. Offering excellent versatility, it is ideal as a guest bedroom, nursery, dressing room or home office, with plenty of space for freestanding furniture.

FAMILY BATHROOM

The modern family bathroom is finished to a high standard and comprises a panelled bath with overhead shower, wash basin and WC, providing a stylish and practical space for everyday use.

OUTSIDE

The property enjoys an attractive frontage with two private off-road parking spaces, providing convenient parking for residents and visitors alike. To the rear, the generous enclosed garden has been thoughtfully designed to offer a private and low-maintenance outdoor retreat. A spacious paved patio provides the perfect setting for al fresco dining, summer entertaining or

simply relaxing in the sunshine, while the well-maintained lawn offers ample space for children to play, pets to enjoy or keen gardeners to personalise. Enclosed by fencing, the garden offers a safe and secluded environment with plenty of room to enjoy outdoor living throughout the seasons.

LOCATION

Situated to the north-east of Norwich, the highly desirable suburb of Sprowston offers an excellent balance of convenience and community living. The area benefits from a wide range of everyday amenities, including well-regarded schools for all ages, a doctor's surgery, supermarkets, independent shops, cafés, pubs and restaurants. Excellent public transport links, including the nearby Sprowston Park & Ride, provide easy access to Norwich city centre, while the Norwich Ring Road and Northern Distributor Road (NDR) offer convenient connections across the county. For those who enjoy the outdoors, the beautiful Norfolk Broads are also within easy reach, providing an abundance of scenic walks, waterways and leisure opportunities.

AGENTS NOTE

Please note this is offered as a DMS resale which is an affordable home sold at no more than 80% of market value. Maintenance charge of £101.28 per year to RMG.

For further criteria information or for an application form please call the office on 01603 555577.

- Applicants will need to demonstrate a Local Connection to Broadland district.

- Applicants will sign the LA application form to confirm that they are in need of an affordable home and it will remain their sole residence.

- Applicants should be First Time Buyers.

- No buy to let applicants or cash purchasers.



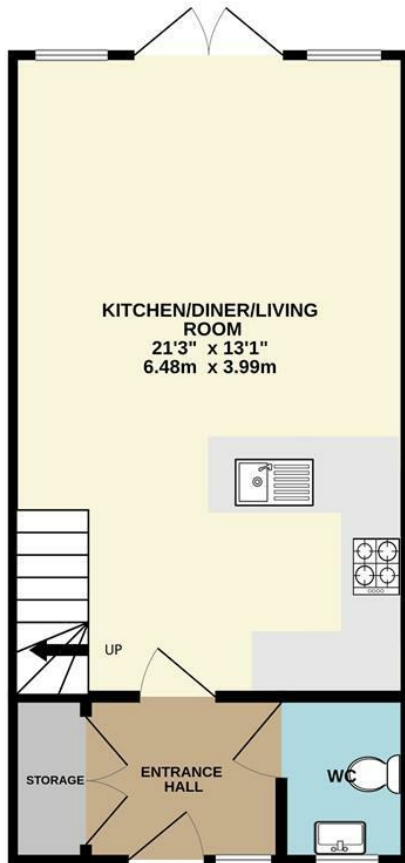


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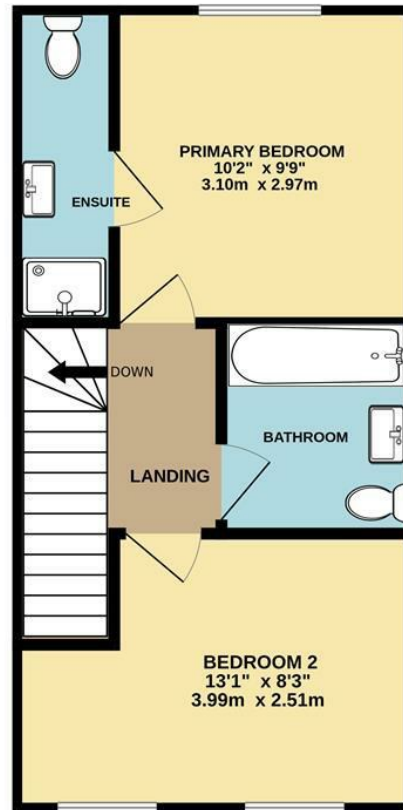


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GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 sq.m.) approx.

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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Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	84	
(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

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

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