



70 Overstrand Way, Sprowston

£300,000 Freehold



websters.

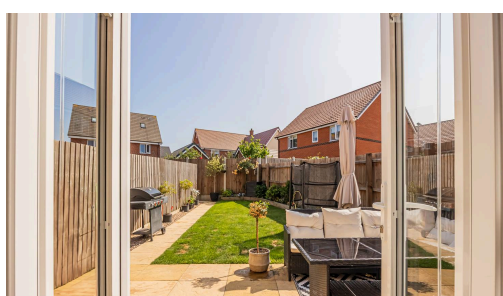
GUIDE PRICE £300,000 – £325,000. We are pleased to present this modern and immaculately presented three-storey townhouse situated in a highly sought-after location. The property boasts three double bedrooms, offering ample space for a growing family or those in need of extra room for guests or a home office. In addition to a spacious lounge, residents can enjoy a modern kitchen perfect for culinary enthusiasts.

This property features a family bathroom, ensuite shower room, and a separate cloakroom, providing convenience and privacy for all occupants. With a single garage and off-street parking for two vehicles, parking concerns will be a thing of the past.

The beautifully presented and private rear garden offers a tranquil escape from the hustle and bustle of every-day life, ideal for relaxing or entertaining. This property provides the perfect blend of comfort, style, and functionality, making it a desirable choice for those seeking a



- › Modern And Immaculately Presented Three Storey Townhouse
- › Three Double Bedrooms
- › Highly Sought After Location
- › Single Garage And Off Street Parking For Two Vehicles
- › Spacious Lounge
- › Beautifully Presented And Private Rear Garden
- › Family Bathroom, Ensuite Shower Room And Separate Cloakroom
- › Modern Kitchen



Entrance Hall

Spacious entrance hallway with fitted cupboard, built-in storage, radiator, doors to kitchen, living room and cloakroom and stairs to first floor.

Kitchen

11' 3" x 8' 11" (3.43m x 2.73m)

Range of wall and base units with worktops over, inset 1.5 sink, gas hob and electric oven, integrated appliances, uPVC double glazed window to front, radiator, wood effect flooring

WC

6' 1" x 3' 5" (1.86m x 1.03m)

Two-piece suite comprising low-level W.C and hand wash basin, radiator and an extractor fan.

Lounge

15' 9" x 12' 1" (4.80m x 3.69m)

Fitted carpet, panelled feature wall, radiator, uPVC double glazed patio doors to rear

Landing

Carpet, doorway leading to bedrooms 2 and 3, radiator, stairs to both ground and second floor.

Bedroom Two

15' 9" x 11' 1" (4.79m x 3.38m)

Double bedroom with fitted carpet, radiator, wardrobes, dual aspect uPVC double-glazed windows to rear.

Bedroom Three

9' 5" x 8' 5" (2.88m x 2.57m)

Fitted carpet, radiator, uPVC double-glazed window to front aspect

Family Bathroom

8' 6" x 6' 2" (2.60m x 1.89m)

Three piece suite comprising of panel bath with shower over, low level W.C and hand wash basin, wood effect flooring and tile splashback.

Bedroom One

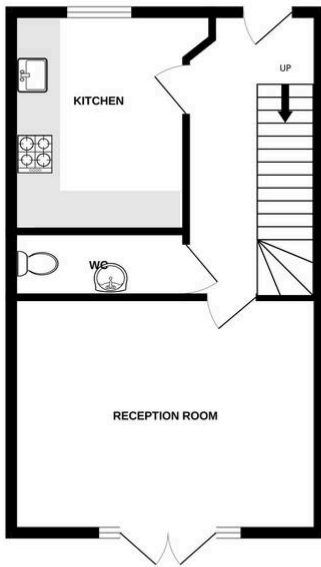
20' 7" x 15' 8" (6.27m x 4.77m)

Double bedroom with fitted carpet, radiator, velux windows and door to ensuite.

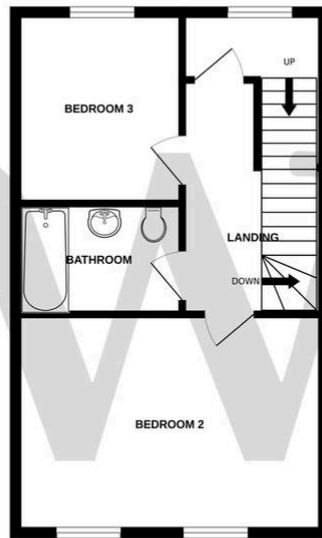
En-suite

Three piece suite comprising shower cubicle, low level W.C and hand wash basin, wood effect flooring and a radiator.

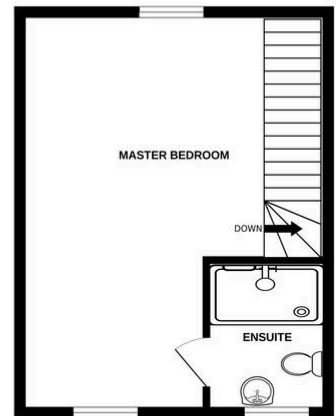
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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