



50 Overstrand Way, Sprowston  
Norwich



Minors & Brady

## 50 Overstrand Way

This well-presented three-bedroom home is set along a private drive serving only two other properties, creating a quiet and tucked-away feel. Positioned opposite a green space, the property enjoys an open outlook that adds to its sense of space and privacy. Inside, the layout is practical and well balanced, with a bright front-facing sitting room and a spacious kitchen diner to the rear. The kitchen features a modern grey finish, tiled splashback, and French doors opening onto the garden, making it ideal for everyday living and entertaining. Upstairs offers three bedrooms, including a master with ensuite benefitting from an upgraded shower. A main family bathroom serves the remaining bedrooms, while a partially boarded loft provides useful additional storage. Outside, the south-west facing garden enjoys excellent afternoon and evening sun, with patio and decking areas for outdoor seating. With off-road parking and a well-connected location, this property makes an excellent first-time purchase.

- Quiet position on a private drive serving only two other properties, directly opposite a green space
- Off-road parking to the front for up to three vehicles
- Welcoming entrance hall with ground floor WC
- Comfortable front-facing sitting room with plenty of natural light and understair storage
- Spacious kitchen diner with grey units, tiled backsplash, space for appliances and French doors to the garden
- Three well-proportioned bedrooms, including a master with ensuite and upgraded shower
- Main family bathroom plus a partially boarded loft providing useful storage
- South-west facing rear garden enjoying afternoon and evening sun
- Patio and decking areas ideal for outdoor seating and entertaining





M&B

# 50 Overstrand Way

Sprowston, Norwich

## The Location

The property enjoys a fantastic position in the ever-popular and highly requested area of Sprowston, just two miles northeast of Norwich City Centre. This prime location combines suburban ease with excellent access into the city, where a vibrant mix of shops, restaurants, historic landmarks and leisure facilities await — from the charming lanes to the iconic Norwich Cathedral, it's all within easy reach.

Sprowston itself has become increasingly favoured thanks to its strong community feel and extensive local amenities. White House Farm is a standout, offering a renowned farm shop, traditional butchery, café, and even on-site beauty and hairdressing salons, creating a lovely lifestyle hub right on your doorstep.

Both Lidl and Tesco are also within close proximity, making everyday essentials and larger grocery shops easy to manage. Families are particularly drawn to the area for its well-regarded schooling options and catchment appeal, with several popular schools nearby. Outdoor space is well catered for too, with a range of parks and green areas offering great spots for walks, play or weekend relaxation. Commuters will appreciate the quick access to the Northern Distributor Road (NDR), streamlining journeys around the city and beyond, while Norwich's central attractions remain just minutes away, whether by car or public transport.



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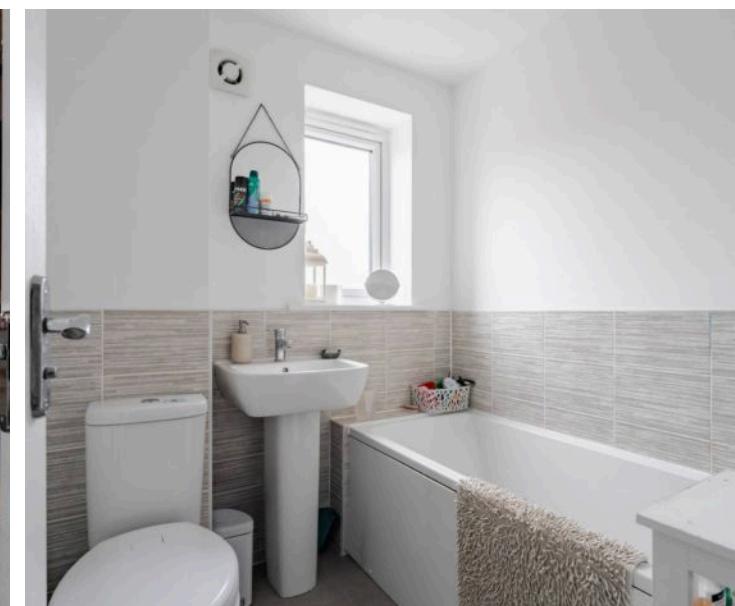
Sprowston, Norwich

## Overstrand Way, Sprowston

Tucked away along a private drive serving just two other properties, this home enjoys a quiet, low-traffic setting while still being part of a well-connected area. To the front, there is parking for three vehicles, and the property is situated directly opposite a green space, giving an open and pleasant outlook that adds to the sense of space and privacy.

The accommodation begins with a welcoming entrance hall, leading to a ground floor WC for everyday convenience. To the front of the house is a comfortable sitting room with a front-facing window, allowing natural light to flow in and creating a relaxed space to unwind.

To the rear, the home opens into a kitchen diner, designed with both practicality and day-to-day living in mind. The grey kitchen offers a clean, modern look, complemented by a tiled backsplash and space for appliances, allowing flexibility for buyers to personalise. There is ample room for dining, and French doors open directly onto the garden, making this a bright and sociable space that connects seamlessly with the outdoors.



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Upstairs, the property offers three bedrooms, including a master bedroom with an ensuite shower room, which benefits from an upgraded shower. The remaining bedrooms are served by a main family bathroom, providing a well-balanced layout suitable for a range of buyers. Additional storage is available via a partially boarded loft, ideal for keeping seasonal or seldom-used items neatly out of the way.

Outside, the south-west facing garden enjoys good levels of sunlight throughout the day and into the evening. The space is laid out with a patio and decking, offering areas for outdoor seating, dining, or entertaining, while remaining manageable and easy to maintain.

Overall, this property represents a great first purchase, combining a practical layout, pleasant surroundings, and a convenient location. With its private setting, green outlook, and well-proportioned living spaces, it offers an appealing opportunity for buyers looking to step onto the property ladder without compromise.

## Agents Note

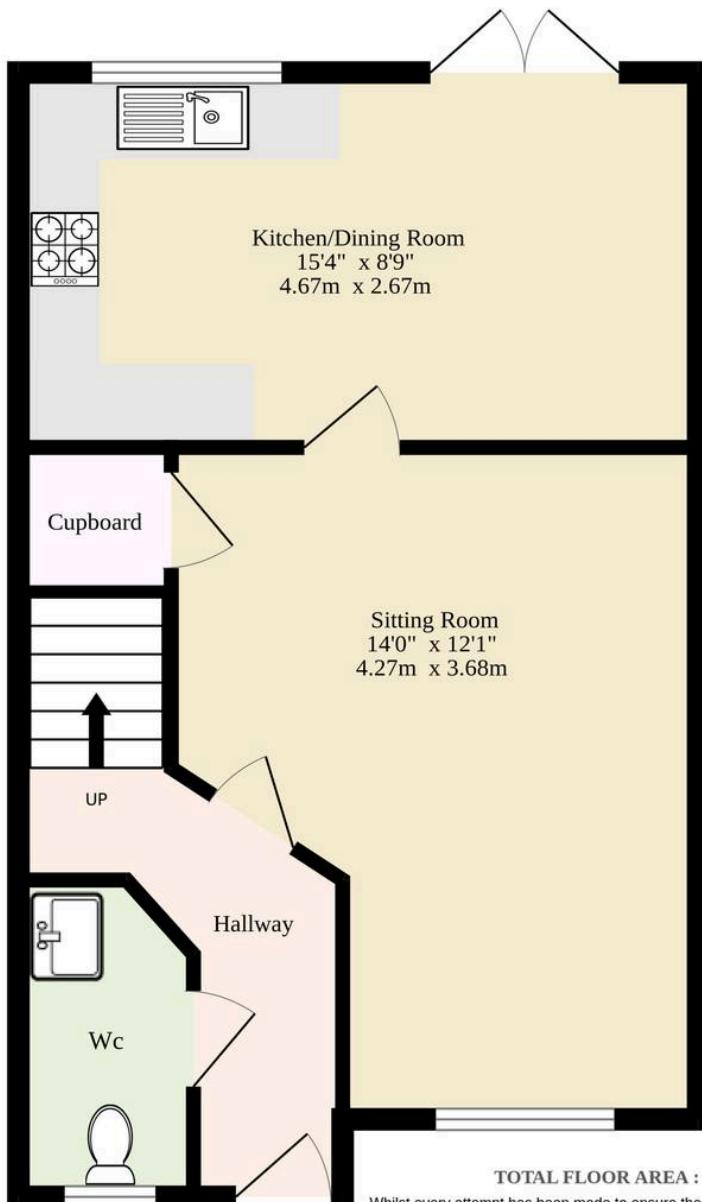
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

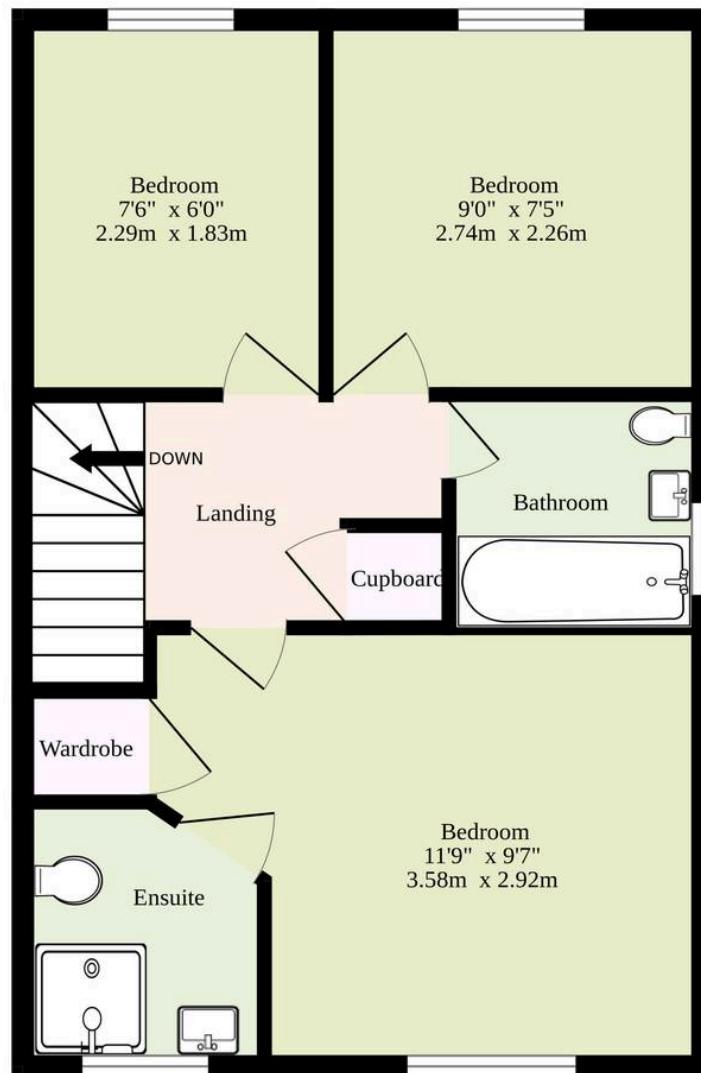
Maintenance: £145 paid annually.



Ground Floor  
359 sq.ft. (33.4 sq.m.) approx.



1st Floor  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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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