



23 Overstrand Way, Sprowston

Minors & Brady



23 Overstrand Way

Sprowston, Norwich

100% Owned with no rent to be paid. Offered under a Discounted Market Sale scheme in line with scheme guidelines, this is a fantastic opportunity for eligible buyers to secure a modern home at 80% of market value. Well presented throughout, this two-bedroom mid-terrace house is ideally suited to first-time buyers looking to step onto the property ladder in the popular suburb of Sprowston. The accommodation includes a spacious lounge/dining room, fitted kitchen, ground-floor WC and two generous bedrooms. Outside, there is an enclosed rear garden along with the valuable benefit of two off-road parking spaces. Conveniently positioned close to local amenities, schools and transport links, the property offers excellent day-to-day practicality. An affordable and attractive home in a highly sought-after location.

- Offered at 80% of market value under the Discounted Market Sale Scheme (eligibility criteria apply)
- 100% ownership with no rent payable
- Well-presented two-bedroom mid-terrace home
- Ideal purchase for first-time buyers
- Spacious lounge/dining room with direct access to the garden
- Modern fitted kitchen with integrated oven and hob
- Convenient ground-floor WC
- Two generous bedrooms off the landing
- Enclosed rear garden with decking and lawn
- Two allocated off-road parking spaces and excellent access to local amenities, schools and transport links



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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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Offered as an affordable home at **80% of market value** (subject to eligibility criteria), this well-presented two-bedroom mid-terrace house provides an excellent opportunity for first-time buyers to take their first step onto the property ladder in the popular suburb of Sprowston.

The accommodation is thoughtfully arranged and ideally suited to modern living. A welcoming entrance hall leads through to a spacious lounge/dining room, providing plenty of room for both relaxing and entertaining. With natural light and direct access to the garden, this versatile space forms the heart of the home and offers a comfortable setting for everyday life.

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace alongside a fitted oven and hob. Practical and functional in design, it caters well to the demands of modern living while maintaining a clean and contemporary feel. A convenient ground-floor WC completes the downstairs accommodation.

Upstairs, the property offers two generously sized bedrooms, both capable of accommodating a range of furniture layouts. The bedrooms are served by a family bathroom fitted with a bath and shower over, creating a practical space for both busy mornings and relaxed evenings.



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Outside, the home benefits from an enclosed rear garden featuring both decking and lawn, offering space for outdoor dining, gardening or simply enjoying the warmer months. A rear gate provides convenient access, while to the front of the property there are two allocated off-road parking spaces, an increasingly valuable feature for modern homeowners.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

Maintenance: £100 paid annually to RMG Management.

This property is offered for sale under a Discounted Market Sale (DMS) scheme at 80% of the full Open Market Value (OMV). The reduced purchase price reflects a permanent discount, which is secured via a restriction on the Land Registry title, ensuring the property remains an affordable home in perpetuity and is subject to specific terms and conditions set by the scheme provider.

Purchasers must meet the scheme's eligibility criteria, which include a requirement for a local connection to the Broadland district, alongside other conditions that may apply, such as income thresholds and/or first-time buyer status. Prospective applicants will be required to formally demonstrate that they satisfy all relevant eligibility requirements and provide appropriate supporting documentation.

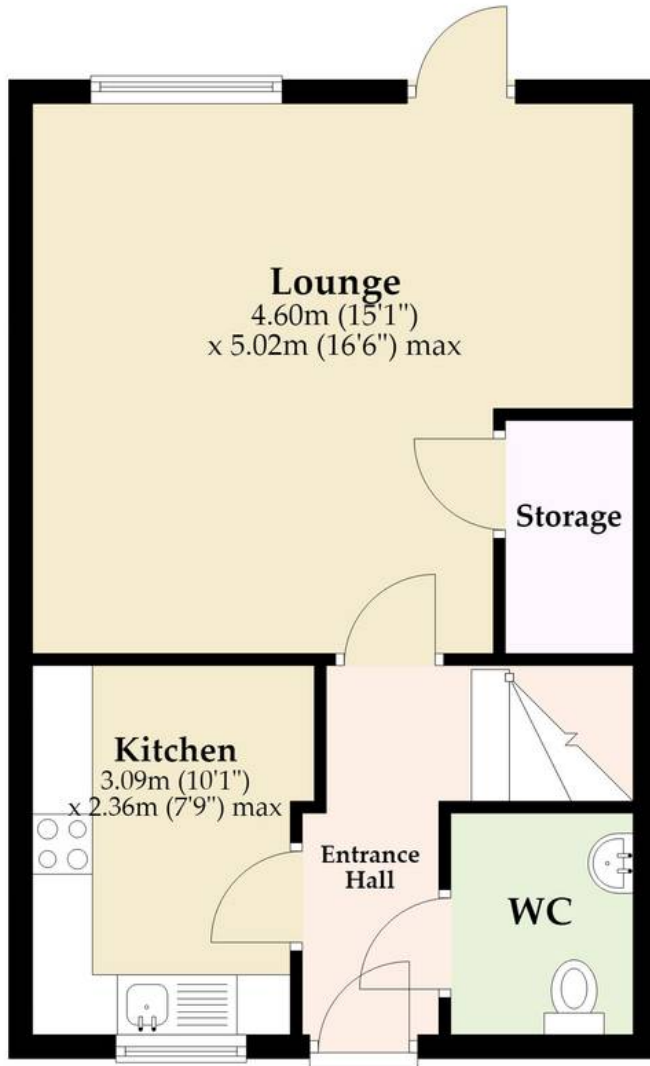
Broadland District Council approval is required for any potential purchaser before a sale can proceed.



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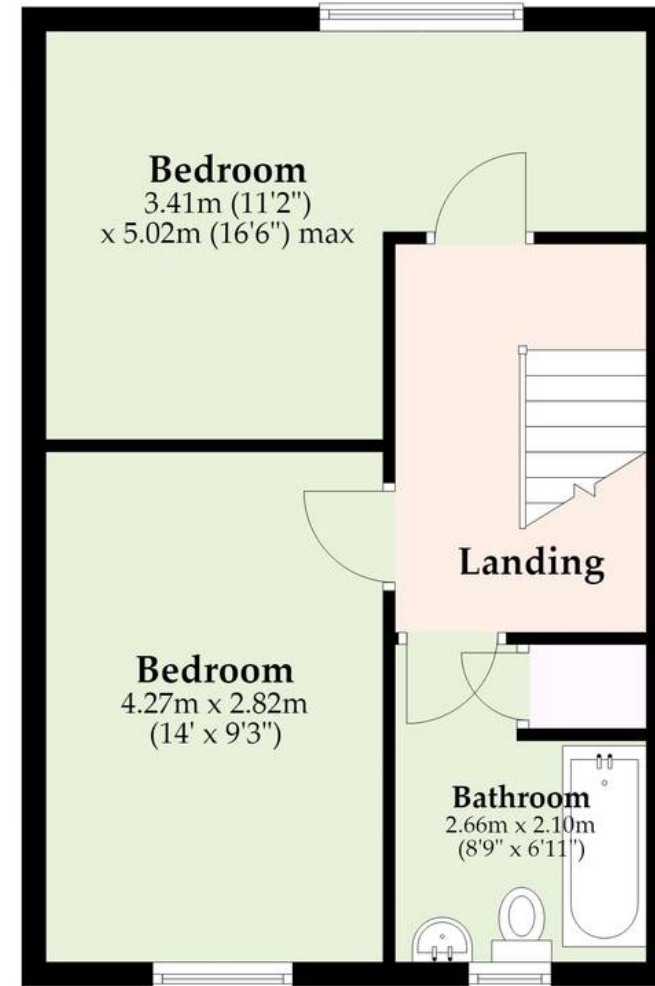
Ground Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.4 sq. feet)



Total area: approx. 78.1 sq. metres (840.9 sq. feet)

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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.

Plan produced using PlanUp.

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Minors & Brady
Your home, our market



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