

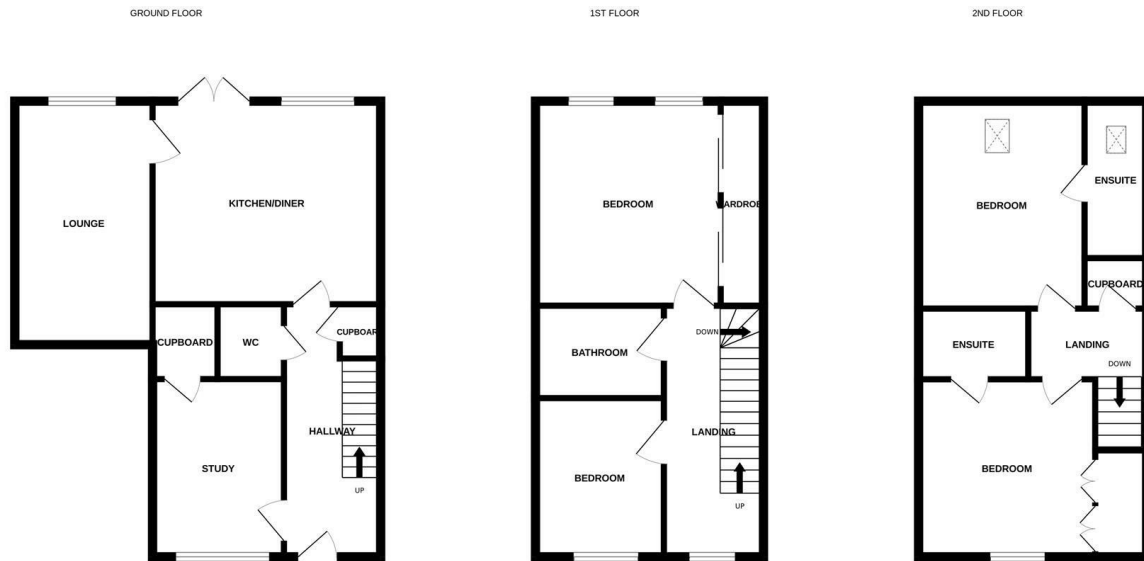


22 Windsor Park Gardens | | Norwich | NR6 7PR

Guide Price £325,000

****GUIDE PRICE £325,000 - £350,000**** Gilson Bailey are delighted to offer this WELL PRESENTED, FOUR BEDROOM, SEMI DETACHED, THREE STOREY TOWNHOUSE situated on a modern estate in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, MODERN FITTED KITCHEN/DINER, lounge, study and WC to the ground floor. On the first floor there are two bedrooms and a bathroom off landing and on the second floor there are two further bedrooms BOTH WITH EN-SUITE SHOWER ROOMS. Outside there is a DRIVEWAY to the front providing off road parking and to the rear there is an enclosed, lawned garden. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property would make an excellent family home so be quick to book a viewing.





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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Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to kitchen/diner, study, WC and stairs to first floor.

Kitchen/Diner 14'8" x 13'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge/freezer, washing machine and dishwasher, double glazed window, patio doors, radiator.

Lounge 15'6" x 8'9"

Double glazed window, radiator.

Study 11'5" x 8'3"

Double glazed window, radiator, storage cupboard.

WC

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to two bedrooms, bathroom and stairs to second floor.

Bedroom Three 13'4" x 13'0"

Two double glazed windows, radiator, built in wardrobes.

Bedroom Four 10'0" x 8'1"

Double glazed window, radiator.

Bathroom 8'1" x 5'10"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, extractor fan.

Second Floor Landing

Doors to two bedrooms and storage cupboard.

Bedroom One 12'11" x 11'7"

Double glazed window, radiator, built in wardrobes.

En-Suite 10'1" x 3'10"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Two 11'10" x 11'5"

Double glazed window, radiator.

En-Suite 7'10" x 3'11"

Shower cubicle, low level WC, hand wash basin, radiator.

Outside Front

Driveway providing off road parking.

Outside Rear

Patio seating area, lawned garden, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

Tenure


Freehold

Utilities

Ultrafast full fibre broadband available.
mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	74	
(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	

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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