



Windsor Park Gardens, Norwich - NR6 7PR



Windsor Park Gardens

Norwich

NO CHAIN. Situated at the very edge of this popular development this greatly IMPROVED and updated DETACHED FAMILY HOME offers a little over 1770 Sq. Ft (stms) of living accommodation creating a very versatile living space over three floors. In total, THREE RECEPTION ROOMS can be found alongside SIX BEDROOMS all having use of the FAMILY BATHROOM, shower room, EN-SUITE and WC, all of which have been replaced in the last couple of years along with the boiler. The focal point of the home is a stunning SUNROOM EXTENSION with BI-FOLDING DOORS seamlessly flowing the outdoor and indoor spaces together where a well-maintained LOW MAINTENANCE REAR GARDEN can be found.



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Detached Family Home
- No Chain
- Stunning 25' Open Plan Kitchen/Sunroom Extension
- Extremely Versatile Accommodation Over 1770 Sq. Ft (stms)
- Six Bedrooms
- Family Bathroom, Shower Room, En-Suite & WC
- Private Rear Garden With Tree Lined Backing
- Double Garage & Large Driveway

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

SETTING THE SCENE

The property can be found tucked away on the very edge of this popular family development with a large tandem double driveway to the left of the home taking you towards the double garage with personal door into the garden. A gentle slope at the front of the home allows for potential disability access with a large awning above the main front door.



THE GRAND TOUR

Once inside, the central lobby emerges to offer you access into all living accommodation on the ground floor as well as stairs to the further property beyond. Immediately to your right a redecorated two piece WC can be found with modern low level radiator whilst the main sitting room sits on the adjacent side. Measuring some 19' in length, this dual aspect living space has carpeted flooring and is conducive to a choice of potential layouts due to its size. The adjacent side of the property features a versatile living space either to be used as a playroom, dining room or even as a potential ground floor bedroom. This room has a continuation of the same wood flooring as in the hallways with large uPVC double glazed window and low level radiator towards the front. The kitchen emerges at the very rear of the home with a wide range of high quality wall and base mounted storage units with extended breakfast bar giving way to integrated high quality appliances including a dual eye level oven with hob and an extraction above with dishwasher and inset sink - a predominantly tiled splashback, the space flows freely into a fantastic garden room extension with tall vaulted ceilings and bi-folding doors allowing the space to seamlessly blend with the garden beyond. The utility room sits just off from the kitchen again in a free flowing manner with a continuation of the wall and base mounted storage units leaving room for an American style fridge/freezer and plumbing for a washing machine with a handy under the stair storage cupboard.

The first floor landing splits in both directions to offer you access into three of the bedrooms whilst the landing itself is large enough to also potentially accommodate a home office working setup. The three piece family bathroom suite sits initially to your left with a wide range of wall and base mounted storage units. This redecorated suite also features a bath with shower head and tall heated towel rail. Two bedrooms come towards the right hand side of the home with one having a rear facing aspect benefiting from built in double wardrobes and and the other again benefiting from built in storage over, sitting towards the front of the home both of which

could potentially accommodate double beds with additional storage solutions. The main bedroom sits on the adjacent side of the hallway more than large enough for a double bed with additional storage solution with the added benefits of two separate fitted wardrobes. Through a door in the middle you will find yourself within the upper en-suite shower room complete with a good sized shower unit, cupboard housing the water tank and large vanity complete with draw storage

The second floor landing again splits to offer a potential master suite flooring. Two separate sections of eaves storage can be located off the hallway as can two further bedrooms and another shower unit complete with part vaulted ceilings hosting a Velux window, large double corner shower unit, vanity storage and heated towel rail. The smaller of the bedrooms has been converted into a bespoke built dressing room. The space features high quality fitted wardrobes expertly crafted to fit within the contours of the room and the eaves storage to create a potential dressing room accompanying the large double bedroom on the adjacent side of the property with part vaulted ceiling and large open carpeted floor space suited for a large double bed and multiple soft furnishings.

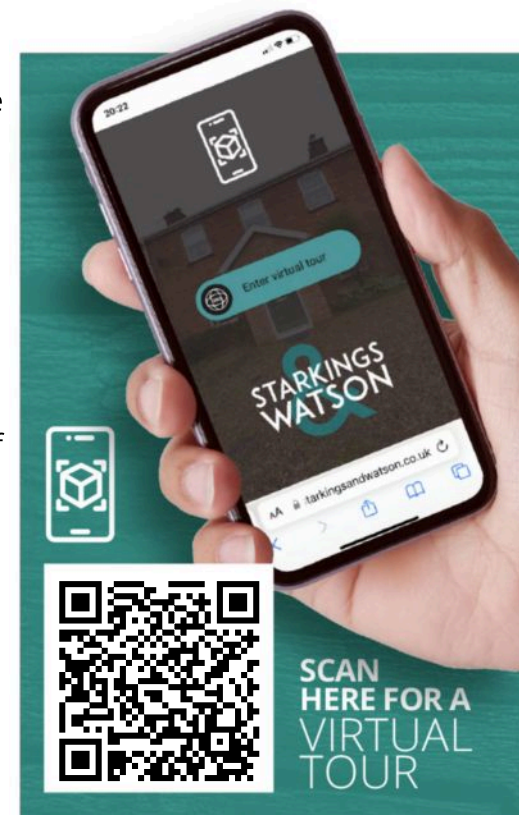
FIND US

Postcode : NR6 7PR

What3Words : ///falls.closed.handy

VIRTUAL TOUR

View our virtual tour for a full 360 degree of







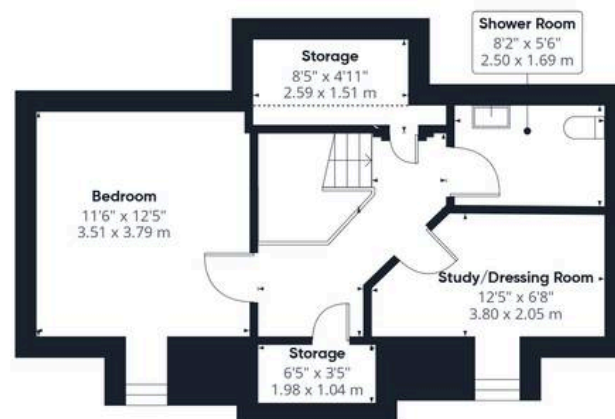
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the rear with timber fencing and a colourful tree lined canopy at the very rear of the home adding colour as well as privacy. The garden has been laid in a low maintenance yet attractive state with artificial lawn giving way to patio seating areas and well maintained planting borders, again adding colour and vibrancy to this attractive outdoor living space.





Ground Floor



Floor 2

Approximate total area⁽¹⁾

1777 ft²

165 m²

Reduced headroom

49 ft²

4.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

196 Norwich Road, Costessey - NR5 0EX

01603 336446 • costessey@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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