

73 Windsor Park
Gardens
Norwich
NR6 7PR



ATTIK
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73 Windsor Park Gardens

Guide Price £475,000

The spacious six bedroom detached home.

Welcome to Windsor Park Gardens, an impressive property in Sprowston. Offered with no onward chain and ready to move straight into, this six-bedroom family home has been upgraded throughout, combining modern comforts with luxurious living. Boasting ample parking and a double garage with electric roller doors, providing additional secure storage.

Upon entering, you are greeted by a generous lobby that sets the tone for the expansive interiors to follow. The first reception room to your left is a dual-aspect living room, offering a bright and airy atmosphere with double doors leading out to the private rear garden. This space is perfect for cosy evenings, complete with a fireplace and large windows. Conveniently located straight ahead from the lobby is a well-placed downstairs WC and a versatile child's playroom, which could easily be transformed into a study or an additional bedroom, offering flexibility to suit your needs. The heart of the home is the modern kitchen. It features an induction hob, integrated oven, dishwasher, breakfast bar and ample storage for all your culinary essentials. This room is complemented by a separate utility room with additional space for an American style fridge-freezer and washing machine. The kitchen flows seamlessly into a magnificent back extension with vaulted ceilings and bi-fold doors leading to the garden, serving as a dining and entertaining room. This space, enhanced by electric underfloor heating, is perfect for hosting gatherings or enjoying family meals. For those requiring high-speed internet connectivity, the property benefits from both BT and Virgin Media full fibre internet services, offering speeds of up to 1000Mbps—ideal for remote work, streaming, or gaming.

Ascending to the first floor, the modernised family bathroom awaits, featuring a sleek design and contemporary finishes. Bedroom 3 overlooks the rear garden and is complemented by inbuilt storage. Bedroom 4, overlooking the front of the property, also benefits from built-in wardrobes. Further down the hallway, a spacious landing offers versatility, whether for a desk or additional seating. The master bedroom is a true retreat, with ample space for a super king-size bed and a luxurious en-suite. On the second floor, you'll find a generously sized bathroom with a walk-in shower. Bedroom 5, currently set up as a dressing room, offers flexibility to be used as an additional bedroom if required. Bedroom 2, illuminated by a Velux window, comfortably accommodates a super king-size bed, making it an ideal guest room or family space.

Step outside to discover a private rear garden. Backing onto expansive woodlands and grassy areas, the garden offers privacy and a tranquil setting. Combined with space for a hot tub to enhance the relaxation experience. This property is not only move-in-ready but also an energy-efficient one. With full LED lighting throughout, modern gas boiler and hot water tank, electric underfloor heating, a fitted 7kW car charging point and ultrafast fibre broadband availability, it meets the needs of contemporary living. Families will appreciate the proximity to local junior and middle schools. Windsor Park Gardens is a must-see property.

Agents notes...

Council tax band E

Local Authority
Broadland

Council Tax Band E

EPC Rating C

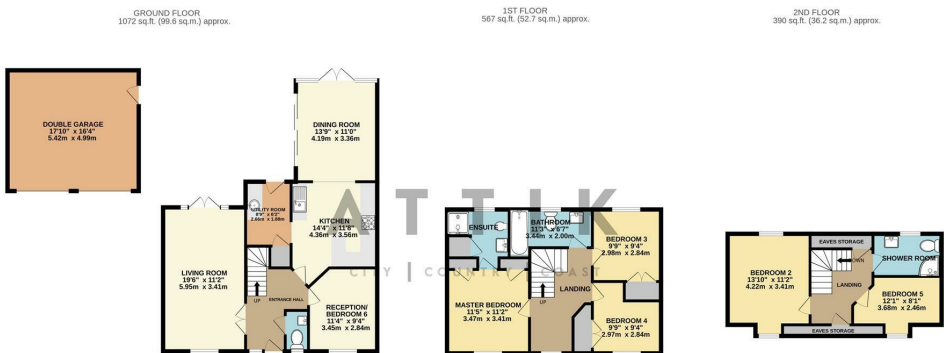


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TOTAL FLOOR AREA: 2028 sq ft (188.4 sq.m.) approx.

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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