

73 Windsor Park  
Gardens  
Norwich  
NR6 7PR



**ATTIK**  
CITY | COUNTRY | COAST

# 73 Windsor Park Gardens

## Guide Price £475,000

### The spacious six bedroom detached home.

Presenting a rare opportunity to acquire a CHAIN-FREE, beautifully appointed six-bedroom family home situated on an exclusive, quiet no-through road. This exceptional property boasts unparalleled privacy, backing directly onto Norwich School's expansive playing fields, providing uninterrupted green views without the concern of overlooking neighbours.

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. 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. Perfectly tailored for family living, the home features a spacious, modern kitchen-dining extension that effortlessly connects indoor spaces to the private, secluded garden. Fully equipped and move-in ready, the property includes premium white goods such as an American-style fridge freezer, washing machine, and tumble dryer. Further enhancing ease of relocation, additional furnishings, including children's bunk beds, are available at no extra cost.

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.

Backing onto expansive woodlands and grassy areas, the garden offers privacy and a tranquil setting. 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. Families will appreciate the proximity to local junior and middle schools.

Ideally positioned, the home provides safe and serene living, complemented by ample off-road parking and a generous double garage. High-speed fibre internet ensures the convenience of working from home. This exceptional family residence truly combines lifestyle, convenience, and privacy—simply move in and immediately begin enjoying the comforts and tranquility of your new home.

### Agents notes...

Council tax band E

Local Authority  
Broadland

Council Tax Band E

EPC Rating C



Contact

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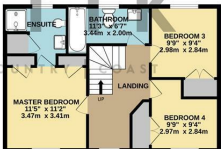
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GROUND FLOOR  
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



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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