131 Windsor Park Gardens I I Norwich I NR6 7PT

£220,000

EXCELLENT FIRST TIME PURCHASE Gilson Bailey are delighted to offer this beautifully presented two-bedroom end-terrace home, ideally situated within the highly sought-after suburb of Sprowston. Immaculately maintained throughout, the property offers bright and spacious accommodation including an entrance hall, a generous lounge/dining room perfect for both everyday living and entertaining, a well-appointed kitchen, and a convenient ground-floor WC. To the first floor, there are two well-proportioned bedrooms and a bathroom accessed from the landing. Outside, the property continues to impress with off-road parking to the front and a generous enclosed rear garden, providing an ideal space for relaxing, dining, and enjoying the outdoors. Benefiting from double glazing, gas central heating, and a superb standard of presentation throughout, this charming home is ready to move straight into and would make an excellent first-time purchase or investment opportunity. Early viewing is highly recommended to appreciate all that this fantastic property has to offer.

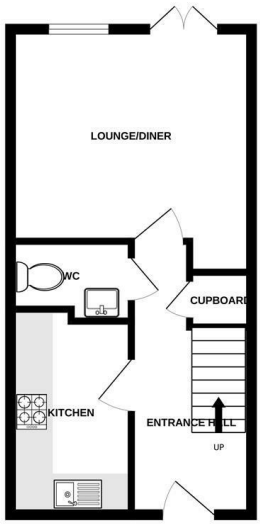
Please note the property is currently 50% shared ownership with Clarion Housing but will be 100% freehold on completion.

gilsonbailey

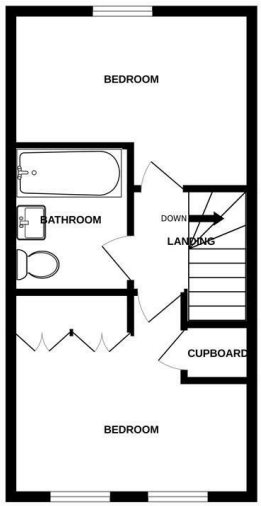
gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2026

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 lounge/diner, kitchen, WC and stairs to first floor.

Lounge/Diner 13'6" x 13'3"
Patio doors, double glazed window, radiator.

Kitchen 10'11" x 6'9"
Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated fridge/freezer, space for washing machine, double glazed window.

WC 6'9" x 2'9"
Low level WC, hand wash basin, radiator.

First Floor Landing
Doors to two bedrooms and bathroom.

Bedroom One 13'3" x 12'2"
Two double glazed windows, radiator, built in wardrobes.

Bedroom Two 13'3" x 10'3"
Double glazed window, radiator.

Bathroom 6'5" x 6'5"
Panelled bath with shower over, low level WC, hand wash basin, radiator.

Outside Front
One off road parking space.

Outside Rear
Patio area, lawned garden, mature plants and shrubs, enclosed by timber fencing.

Local Authority
Broadland District Council, Tax Band B.

Tenure
Freehold

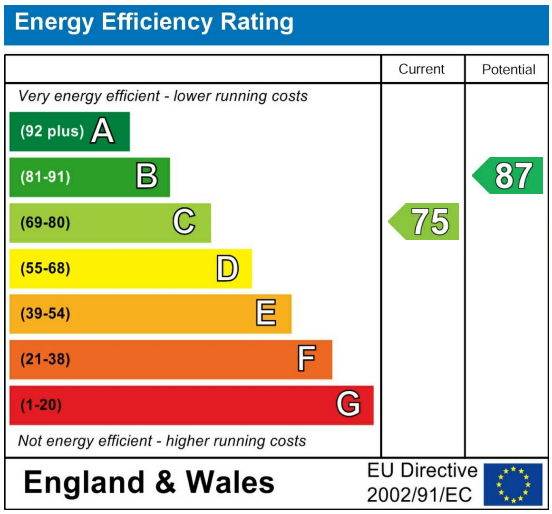
Utilities
Fibre to the property.
Mains gas, water and electric.

Disclaimer
To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued..

https://www.gilsonbailey.co.uk
01603764444

gilsonbailey

Head Office 32 Prince of Wales Rd,
Norfolk NR1 1LG
01603764444 | sales@gilsonbailey.co.uk



Local Authority

Broadland District Council, Tax Band B

Tenure

Freehold

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.

https://www.gilsonbailey.co.uk
01603764444