



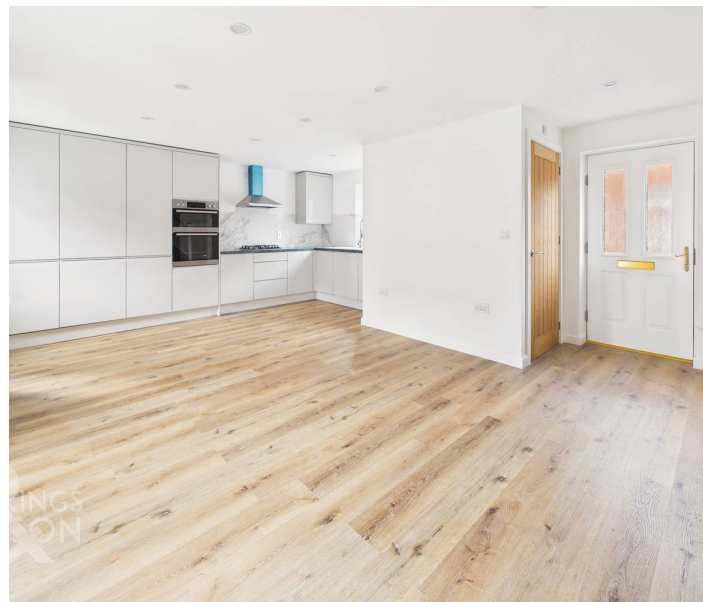
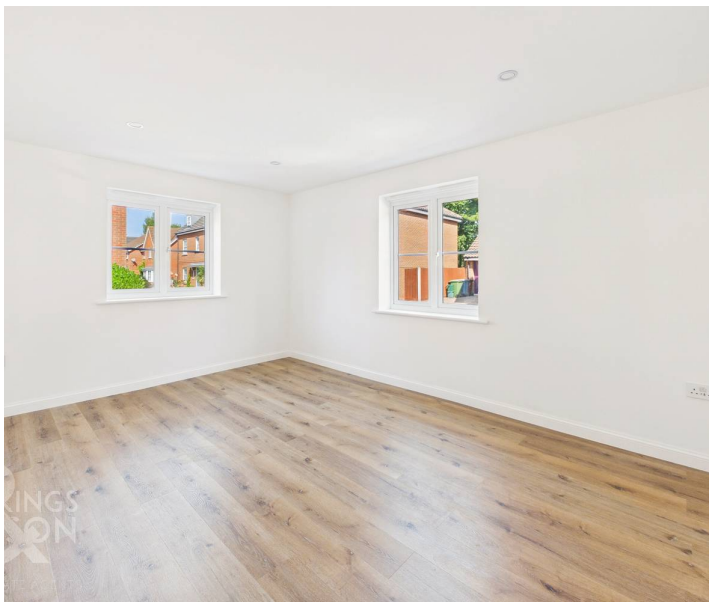
Windsor Park Gardens, Norwich - NR6 7PT



Windsor Park Gardens

Norwich

NO CHAIN! Occupying a prominent CORNER PLOT positioning, this NEWLY RENOVATED, EXTENDED and REMODELLED DETACHED FAMILY HOME offers IN EXCESS OF 2,000 SQ. FT (stms) of TURNKEY ACCOMMODATION, perfectly blending style, comfort and versatility. Step inside the welcoming entrance, where a convenient two piece W.C is found and stairs rise to the upper floors. The heart of the home is the impressive 21' OPEN PLAN KITCHEN/ DINING ROOM, featuring a BRAND NEW WREN KITCHEN with INTEGRATED APPLIANCES, ideal for family gatherings or entertaining guests. Flowing seamlessly from the kitchen, the 21' DUAL ASPECT SITTING ROOM is flooded with natural light, whilst a SEPARATE FAMILY ROOM (or GROUND FLOOR BEDROOM) offers flexible living options to suit your needs. Upstairs, the landing opens to THREE DOUBLE BEDROOMS, all newly carpeted and decorated with UNDERFLOOR HEATING, with the largest bedroom boasting a LUXURIOUS ENSUITE SHOWER ROOM. The remaining rooms on this floor are served by a high specification three piece FAMILY BATHROOM, including a shower over the bath for added convenience. Ascend to the second floor to discover the newly converted 20' MAIN BEDROOM, enhanced by PART VAULTED CEILINGS, VELUX WINDOWS and a PRIVATE ENSUITE SHOWER ROOM for added privacy.



The exterior has been thoroughly updated, including a FRESHLY REPAINTED FACADE and a CLEANED ROOF AND DRIVEWAY, ensuring a pristine first impression. Ample parking is provided from a spacious DOUBLE GARAGE and DRIVEWAY, perfect for families. Additionally, the PRIVATE and FULLY ENCLOSED REAR GARDEN has been newly LANDSCAPED for a low maintenance.

Council Tax band: D

Tenure: Freehold

- No Chain!
- Newly Renovated, Extended & Remodelled Detached Family Home
- Offering In Excess Of 2,000 Sq. Ft (stms) Of Turnkey Accommodation
- 21' Dual Aspect Sitting Room & Separate Family Room/ Ground Floor Bedroom
- 21' Open Plan Kitchen/ Dining Room Including A Brand New Wren Kitchen With Integrated Appliances
- Four/Five Generously Proportioned Double Bedrooms
- Newly Landscaped Private & Fully Enclosed Rear Garden
- Double Garage & Driveway Parking

The property is situated towards the front of the development, with easy access heading towards the North Walsham Road and Wroxham Road. Sprowston is located north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub.



Excellent public transport leads in and out of Norwich, with a regular bus service into the city of Norwich along with a park and ride close by and access to the NDR (Broadland Northway) which is close by.

SETTING THE SCENE

Set back from the road, the property occupies a prominent corner plot position with a lawned frontage. A short pathway leads up to the main entrance at the front of the home, sheltered beneath an open porch with adjacent driveway parking leading to the double garage.

THE GRAND TOUR

Stepping into the welcoming entrance hallway, hard flooring runs underfoot and leads into a refitted two piece W.C, with stairs opposite rising to the first floor. The 21' dual aspect kitchen and dining room serves as the true heart of the home, making it ideal for both family life and entertaining. Ample space is available for a formal dining table and soft furnishings, while the newly fitted Wren kitchen itself features extensive storage from a range of wall and base units. Integrated appliances include a washer/dryer, dishwasher, double oven, four burner gas hob and an extractor hood overhead, all complemented by plentiful worktop space and down firing LED spotlights. French doors and a separate external door lead directly out to the garden, whilst two doors in the corner of the room open into a versatile family room, perfect for use as a snug, home study or a ground floor double bedroom. This space connects through a second door to the 21' dual aspect sitting room, which features continued hard flooring underfoot. uPVC double glazed windows and French doors ensure the room is flooded with natural light, whilst newly replastered walls and ceilings alongside continued spotlights create a bright, modern feel with plenty of room for various soft furnishing configurations.

Ascending the stairs to the carpeted first floor landing, doors give way to three well proportioned double bedrooms all enjoying underfloor heating. The largest bedroom enjoys a dual aspect and a high specification ensuite shower room featuring floor to ceiling tiling, tiled flooring, an open shower with folding glass doors, vanity storage and a wall mounted heated towel rail. All three bedrooms have been newly replastered, carpeted and decorated, complete with new radiators.

The remaining rooms are served by a totally refitted three piece family bathroom, which completes this level and offers tiled floors, a P-shaped bath with a shower over and glass screen, vanity storage and a heated towel rail. Ascending to the second floor, the newly converted landing offers a versatile space ideal for storage or a home office before leading straight into the spacious 20' main bedroom. Boasting part-vaulted ceilings and four Velux windows, this room is flooded with natural light and features newly fitted carpeting alongside a further three piece ensuite shower room complete with an open shower, integrated eaves storage and a further Velux window.

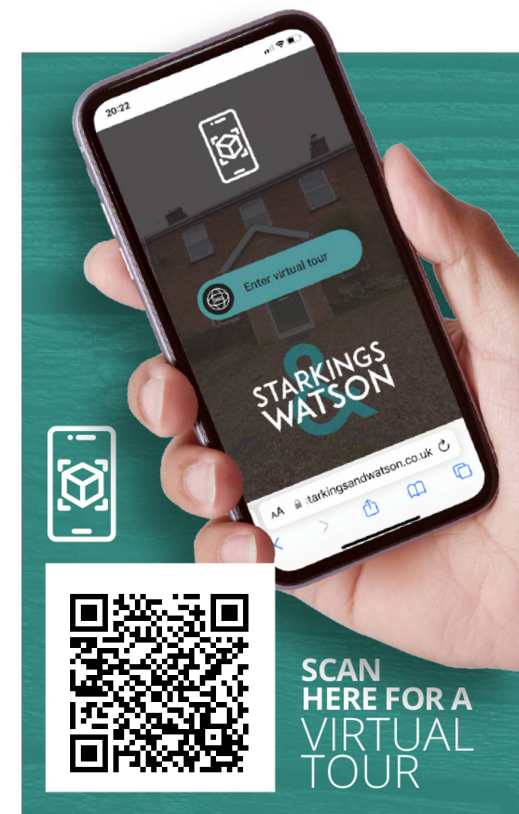
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



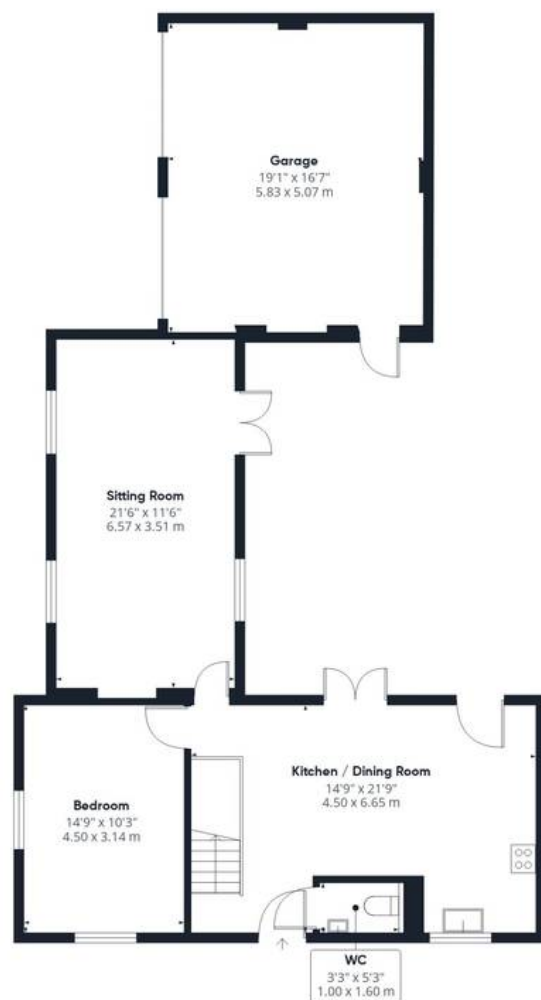




THE GREAT OUTDOORS

Stepping outside, the private and fully enclosed rear garden features brick walling and newly replaced timber fencing. Having been beautifully landscaped, it offers a well maintained lawn alongside a low maintenance shingle and slab area, creating the perfect space for outdoor furniture to enjoy the summer months. The garden wraps around the side of the home, where a wooden latch-and-brace gate provides handy access to the frontage. The space also benefits from direct pedestrian access into a double garage, including power, provisions for an EV charger and twin up-and-over doors.

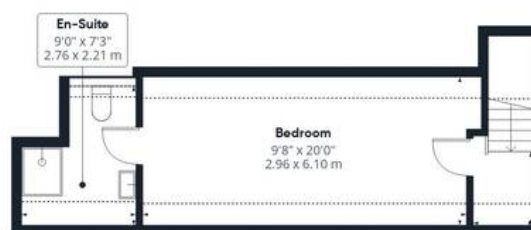




Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2003 ft²
186.2 m²

Reduced headroom

101 ft²
9.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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