



30 Windsor Park Gardens | | Norwich | NR6 7PR

Guide Price £350,000

****GUIDE PRICE £350,000 - £375,000 EXTENDED DETACHED HOUSE OVER LOOKING THE PARK**** Gilson Bailey are delighted to offer this stunning, extended three bedroom, detached house enjoying a desirable outlook over the park and situated on a modern development in the highly sought-after suburb of Sprowston. Beautifully presented throughout, this impressive family home offers spacious and versatile accommodation comprising an entrance porch, entrance hall, lounge, modern fitted kitchen, superb family/dining room and WC to the ground floor, while on the first floor there are three well-proportioned bedrooms and a modern family bathroom off the landing, with bedroom one benefiting from its own en-suite shower room. Outside, the property enjoys a large driveway providing ample off-road parking and leading to a garage, while the well-maintained enclosed rear garden offers a wonderful private space for relaxing and entertaining. Further benefits include double glazing, gas heating and an excellent standard of presentation throughout, with the enviable park outlook adding to the appeal of this exceptional home. Offering stylish, flexible living in a popular location, this wonderful property makes an ideal family home and an early viewing is highly recommended.





While 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 misstatement. 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 is given to their operability or efficiency can be given.
Made with Metropix G5006

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 Porch

Door to:

Hallway

Doors to lounge, kitchen, WC and stairs to first floor.

Lounge 16'1" x 10'4"

Double glazed window, two radiators.

Kitchen 10'4" x 9'11"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and oven, integrated dishwasher, space for washing machine, double glazed window.

Family/Dining Room 20'11" x 9'8"

Bi-fold patio doors, double glazed window, two radiators.

WC 6'2" x 3'10"

Low level WC, hand wash basin, radiator, frosted double glazed window.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 18'3" x 14'6"

Two double glazed windows, radiator, built in wardrobes.

En-Suite 10'11" x 7'3"

Shower cubicle with rainfall shower, low level WC, hand wash basin, radiator, frosted double glazed window.

Bedroom Two 10'4" x 9'11"

Double glazed window, radiator.

Bedroom Three 10'7" x 8'8"

Double glazed window, radiator.

Bathroom 8'4" x 6'9"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Large driveway providing off road parking leading to a garage.

Outside Rear

Patio seating area and timber decking, lawned garden, mature trees and hedging, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band C.

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Local Authority

Broadland District Council, Tax Band C

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.

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