



72 Windsor Park Gardens | | NORWICH | NR6 7PR

Guide Price £485,000

Gilson Bailey are delighted to offer this beautiful, stylish and spacious four-bedroom detached family home, superbly positioned in the highly sought-after suburb of Sprowston. Offering generous accommodation and finished to an exceptional standard throughout, this impressive property is perfectly suited to modern family life. The ground floor welcomes you with a bright entrance hall leading to a large lounge, a formal dining room ideal for entertaining, and a stunning modern kitchen complete with separate utility room. A study provides the perfect space for home working, while a convenient WC completes the ground floor layout.

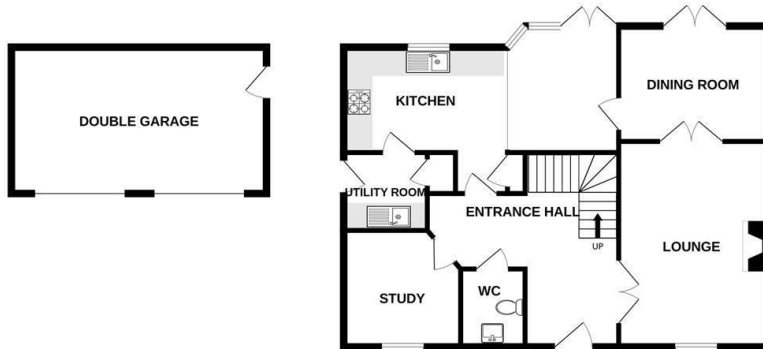
Upstairs, the property continues to impress with four well-proportioned bedrooms and a family bathroom off landing. Both the principal bedroom and second bedroom benefit from their own modern en-suite shower rooms, creating a luxurious and practical layout for growing families.

Outside, the home is equally appealing, with a private rear garden that backs onto open playing fields, providing both privacy and an attractive outlook. To the front, a generous driveway offers ample off-road parking and leads to a double garage, ensuring excellent storage and convenience.

Further benefits include double glazing, gas central heating and immaculate presentation throughout. Rarely available in such superb condition, this stunning home truly offers the perfect blend of style, space and location, making it an outstanding family opportunity. Early viewing is highly recommended to appreciate all that this home has to offer.



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.
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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, kitchen, study, WC and stairs to first floor.

Lounge 16'2" x 11'11"

Double glazed window, radiator, double doors to:

Dining Room 11'11" x 8'11"

Patio doors, radiator.

Kitchen 20'6" x 12'1"

Fitted wall and base units with worktops over, sink and drainer, fitted hob and double oven, integrated fridge, freezer and dishwasher, radiator, patio doors, double glazed window.

Utility Room 6'8" x 5'4"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine, radiator, door to side.

Study 9'3" x 6'9"

Double glazed window, radiator.

WC 5'4" x 4'3"

Low level WC, hand wash basin, radiator.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 16'1" x 12'2"

Double glazed window, radiator.

En-Suite 8'3" x 5'1"

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

Bedroom Two 12'5" x 9'2"

Double glazed window, radiator, built in wardrobes.

En-Suite 7'2" x 4'5"

Shower cubicle, low level WC, hand wash basin, radiator.

Bedroom Three 11'11" x 9'0"

Double glazed window, radiator.

Bedroom Four 9'8" x 9'5"

Double glazed window, radiator.

Bathroom 9'0" x 6'5"

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

Outside Front

Large driveway providing ample off road parking leading to a double garage with power and lighting.

Outside Rear

Patio seating area, lawned garden, mature plants and shrubs, enclosed by timber fencing with side gate access.

Local Authority

Broadland District Council, Tax Band E.

Tenure

Freehold

Utilities

Full fibre broadband available.
Mains water and electric.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	72	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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