



Windsor Park Gardens, Norwich - NR6 7PR



## Windsor Park Gardens

Norwich

Offering a tucked away positioning within this quiet CUL-DE-SAC, this modern MID-TERRACE FAMILY HOME is superbly presented throughout, offering a welcoming and practical space ideal for family living. Step through the inviting HALLWAY ENTRANCE, where stairs rise to the first floor and INTEGRATED STORAGE is cleverly tucked away beneath, perfect for coats, shoes, and daily essentials. The fully fitted KITCHEN boasts INTEGRATED APPLIANCES and EXTENSIVE STORAGE with ample space for dining. Flowing seamlessly from the hallway, the 13' SITTING ROOM is the heart of the home, a bright and airy space enhanced by BI-FOLDING DOORS that open directly onto the garden, creating a perfect blend of indoor and outdoor living. Upstairs, you will find TWO DOUBLE BEDROOMS, both generously proportioned and beautifully finished, providing comfortable retreats for rest and relaxation. The three piece FAMILY BATHROOM includes a shower over the bath, ideal for busy families, the entire home is thoughtfully designed to maximise comfort and convenience.

Heading outside, ALLOCATED PARKING to the front is available for two vehicles, whilst the rear GARDEN is PRIVATE and FULLY ENCLOSED, enjoying a desirable TREE-LINED REAR ASPECT.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern Mid-Terrace Family Home
- Tucked Away Cul-De-Sac Setting
- 13' Sitting Room With Bi-Folding Doors Opening To The Garden
- Fully Fitted Kitchen With Integrated Appliances
- Two Double Bedrooms
- Three Piece Family Bathroom Including A Shower Over
- Private & Enclosed Rear Garden Enjoying A Tree-Lined Rear Aspect
- Allocated Parking For Two Vehicles

Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including supermarket, café, shops and schooling. Several open spaces are available including The Grade II Listed Catton Park and Recreation Ground. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport, and access to the NDR (Broadland Northway) which is close by.



## SETTING THE SCENE

Set back from the road, the property offers a low maintenance frontage laid to slate shingle, currently housing a range of potted plants with a short walkway leading to the main entrance at the front of the property under an open porch.

## THE GRAND TOUR

Stepping inside, the hallway provides an inviting meet and greet space, featuring practical wood effect flooring running underfoot and continuing throughout the ground floor accommodation whilst stairs rise to the first floor with integrated storage tucked neatly beneath, perfect for outdoor wear. To the left, an open walkway leads into the fully fitted kitchen, offering extensive storage from a range of wall and base units, complemented by generous worktop space for food preparation, finished with tiled splashbacks. Integrated appliances include an electric hob with an extractor above and an oven, with further under counter plumbing for a washing machine and ample room for a freestanding fridge/ freezer and a breakfast table. At the end of the hallway, a door opens into the heart of the home, the 13' sitting room. This bright, rear facing space is flooded with natural light and features fully opening bi-fold glass doors that provide a seamless transition between the interior and the garden, while allowing for a variety of soft furnishing layouts.

Ascending to the carpeted first floor landing, you will find overhead loft access via a drop down ladder, leading to a fully boarded space for additional storage. From here, doors open to two well proportioned double bedrooms. The main bedroom enjoys a peaceful rear facing aspect with views over the surrounding greenery and ample room for a large double bed and storage furniture. Across the landing, the second double bedroom features twin front facing windows, continued carpeted flooring, and useful integrated storage, currently utilised as a nursery/ cot room. Completing the accommodation is the centrally located three piece family bathroom, which boasts stylish hard flooring and a modern white suite, including a P-shaped bath with a shower over, a glass splashback, and tiled surrounds.

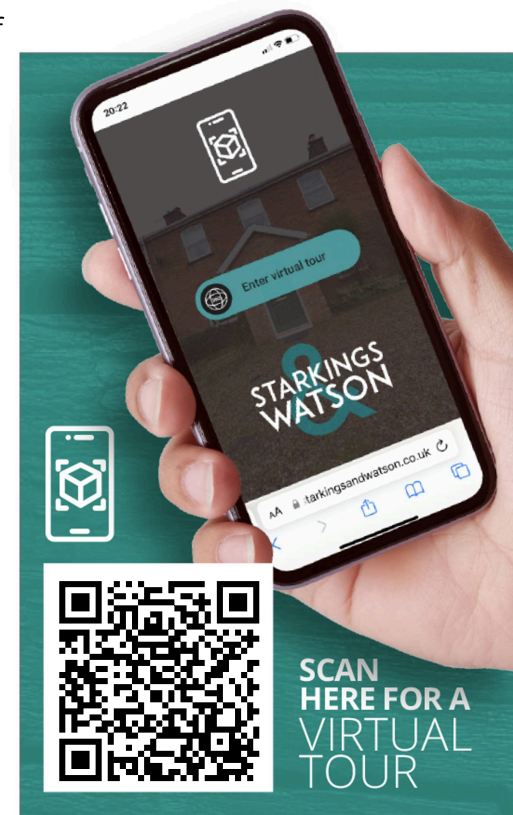
## FIND US

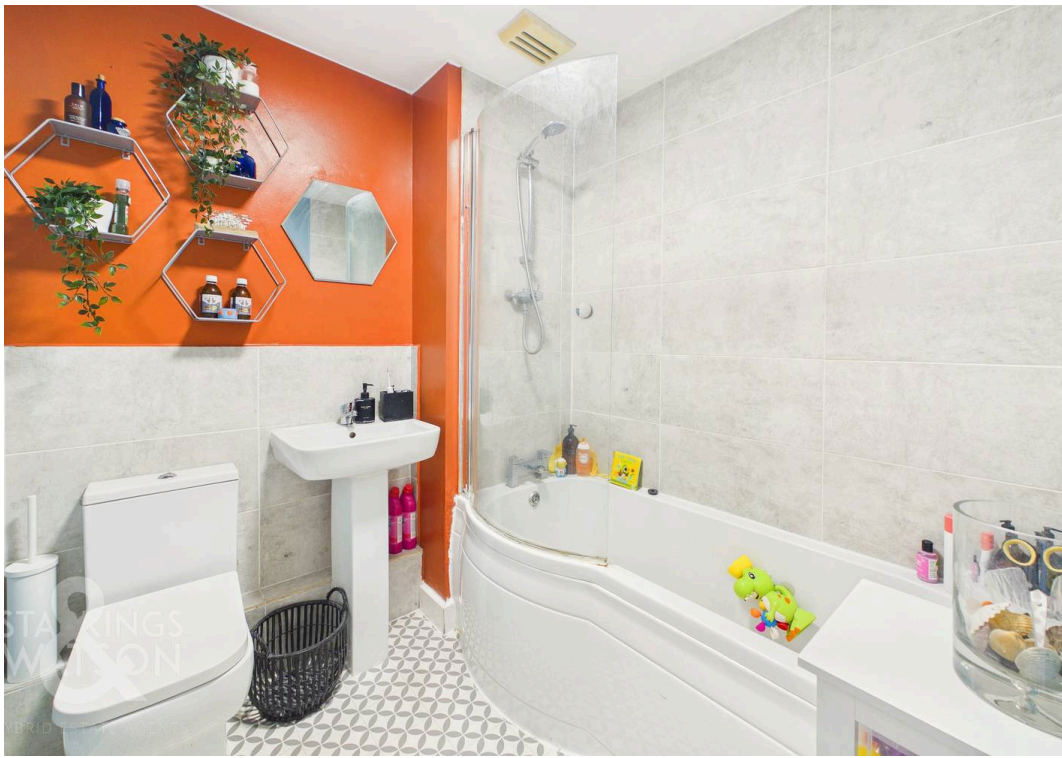
Postcode : NR6 7PR

What3Words : ///encounter.decreased.meals

## VIRTUAL TOUR

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







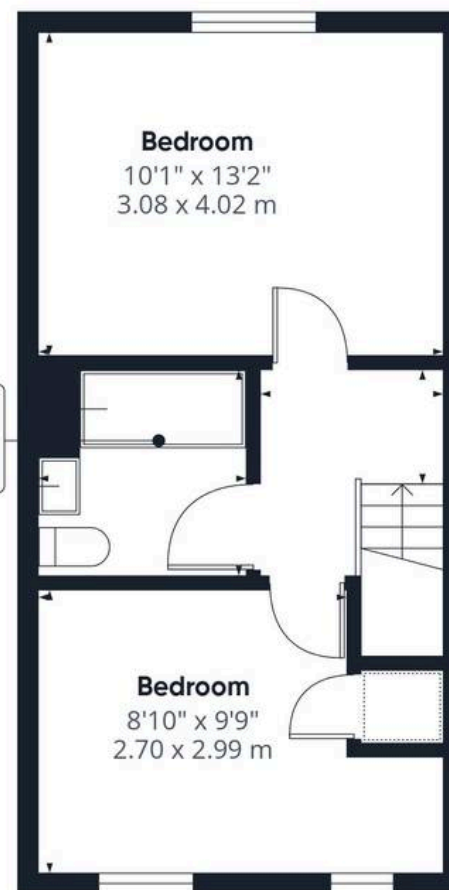
## THE GREAT OUTDOORS

Stepping outside, the private rear garden is framed by timber panel fencing and brick walling. It opens with a hard standing area that offers ample room for outdoor furniture, perfect for relaxing during the summer months. The space is currently home to a colourful range of potted plants and shrubs. From here, a well maintained lawn is bordered by raised beds featuring a variety of shrubs, plantings, and homegrown vegetables. This leads to the foot of the garden, where a practical storage shed and a second flagstone patio can be found. Finally, a half height wooden gate opens to a rear alleyway, providing convenient access directly to the allocated parking area.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

646 ft<sup>2</sup>  
60 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360





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