



Windsor Park Gardens, Norwich, NR6 7PR

A Link Detached Three Bedroom Family Home!

GUIDE PRICE £295,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

HOMEY SPACE WITH PRIVATE HIDDEN SUNSHINE!

This well proportioned link detached house offers practical and flexible living space, whilst situated in a popular family suburb! The ground floor features an entrance hall, a WC, and a comfortable living room that opens into a modern kitchen/diner. There is also a useful under-stairs storage cupboard with built-in shelving. At the rear, a bright conservatory adds extra living space and is currently used as a home office, though it could easily serve as a dining area or second lounge. Upstairs, there are three double bedrooms accessed from the landing, including a master with en-suite shower room, and a separate family bathroom!



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Overview

- Link Detached House
- Three Double Bedrooms Off Landing
- En-Suite Shower Room & Family Bathroom
- Open Plan Lounge/Kitchen Accommodation
- Driveway, Car Port & Garage
- Bright & Airy Conservatory
- Non Overlooked & Landscaped Garden
- Entrance Hall & Ground Floor WC





Location

Windsor Park Gardens in Norwich NR6 is a quiet, family-friendly neighbourhood located in the popular area of Old Catton. The area benefits from a range of local amenities, including nearby supermarkets, cafes, medical centres, and community facilities. Families are well-served by highly rated schools such as White Woman Lane Junior School (Ofsted Outstanding), Lodge Lane Infant School, and Sprowston Community Academy. The area also offers excellent green spaces, with Windsor Park Gardens backing onto Redmayne Playing Field and several nearby parks perfect for outdoor activities.



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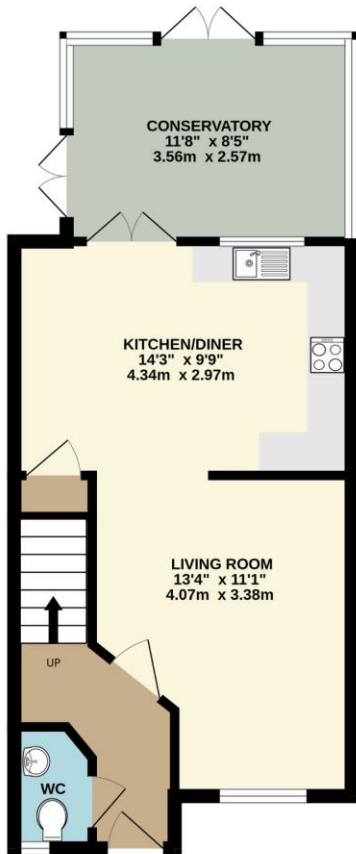


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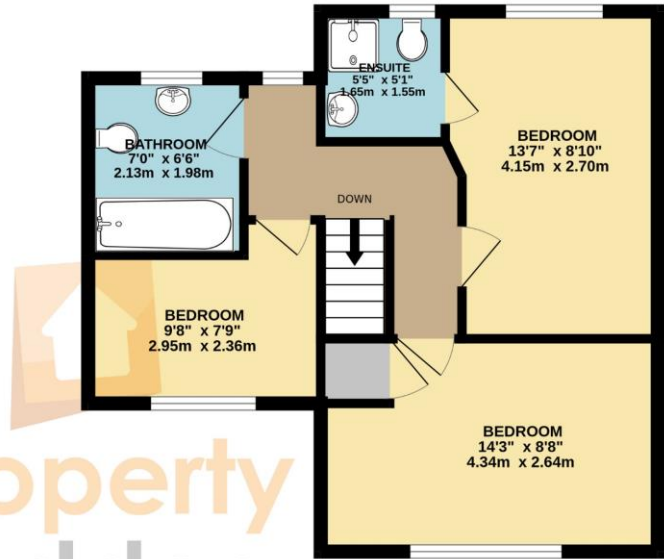
Outside

Outside, the property features a driveway and car port providing off road parking, leading to a garage equipped with power and lighting. To the rear, the enclosed garden has been thoughtfully landscaped by the current owners and is laid with low-maintenance artificial grass, complemented by a patio, well-stocked planted borders, and a covered seating area. Unlike many homes on modern developments, the garden enjoys a sunny aspect and a rare sense of privacy!

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



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TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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FULL EPC AVAILABLE UPON REQUEST

EPC - TBC

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS,
MAINS ELECTRICITY, GAS CENTRAL HEATING

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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