



Windsor Park Gardens, Norwich - NR6 7PT





## Windsor Park Gardens

Norwich

Situated in this popular locality North of the city of Norwich is this WELL PRESENTED DETACHED HOME offered with TANDEM DRIVEWAY for off road parking in front of a detached BRICK GARAGE. With a 19' DUAL ASPECT SITTING ROOM and SEPARATE DINING ROOM on the ground floor also featuring a WC and kitchen with INTEGRATED APPLIANCES. The first floor landing splits to allow access to THREE DOUBLE BEDROOMS all having use of the FAMILY BATHROOM and EN-SUITE shower room. The rear garden is FULLY ENCLOSED and LARGER THAN AVERAGE, with TWO PATIO seating areas and large lawn space ideal for entertaining family and friends.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House
- Separate Sitting & Dining Rooms
- Kitchen With Integrated Appliances
- Three Double Bedrooms
- Family Bathroom, En-Suite & WC
- Well Finished Internal Decor
- Larger Than Average Rear Garden
- Driveway & Garage



Old Catton is a popular north suburb of Norwich, benefiting from a range of local amenities including shops and schooling. There is a regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

#### SETTING THE SCENE

The property can be found set back from the street with attractive planting borders at the very front of the home with lawn space and flagstone walkway taking you to the front door with an awning above. To the left of the home, a tandem brick weave driveway sits in front of the garage with access gate taking you directly into the rear garden.

#### THE GRAND TOUR

Once inside, a central hallway laid with all wooden effect flooring can be found granting access to all living accommodation within the property as well as stairs for the first floor and ground floor WC complete with tiled flooring and low level radiator. The main living space comes to the left of the home in the form of a 19' sitting room, incredibly well lit due to its dual facing aspect with uPVC double glazed windows to the front and French doors at the rear. The same wooden effect flooring is laid under foot with a large open floor space conducive to a potential choice of layout.



Turning to the right from the central hallway, a separate dining room can also be found with the same wooden effect flooring and front facing uPVC double glazed window - this space could be versatile in its use as either a dining room, office, playroom or even a potential ground floor bedroom for those seeking multi generational living. The kitchen sits at the very rear of the home with a wide range of fitted wall and base mounted storage units with plinth lighting and glass splash back above the integrated oven and hob. There is room for additional appliances with plumbing for a washing machine and space for a standalone fridge freezer with handy built in storage cupboard and access door taking you to the rear garden.

The first floor landing is carpeted and allows access into all three bedrooms within the property as well as the three piece family bathroom suites complete with all wooden effect flooring, low level mounted radiator and frosted double glazed window into the rear garden. The main bedroom comes to the right off the landing with double glazed window to the outside and large open carpeted floor space. A recess in the wall creates the perfect space for storage or potential to have built in wardrobes fitted. Sat just next door to the space is access to the en-suite shower room complete with a low level radiator and frosted glass window with vanity storage. Two further double bedrooms can be found, both with carpeted flooring with one sharing a front facing aspect and the other, a rear over the garden.

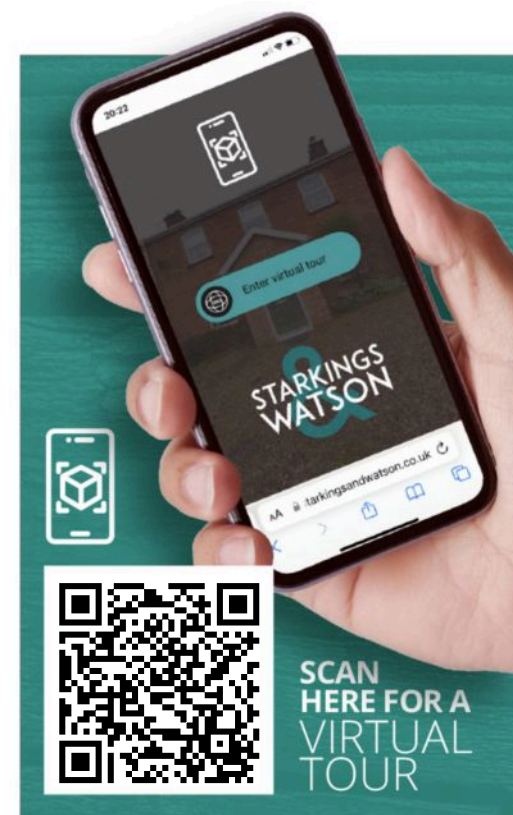
## FIND US

Postcode : NR6 7PT

What3Words : ///gasp.choice.healers

## VIRTUAL TOUR

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









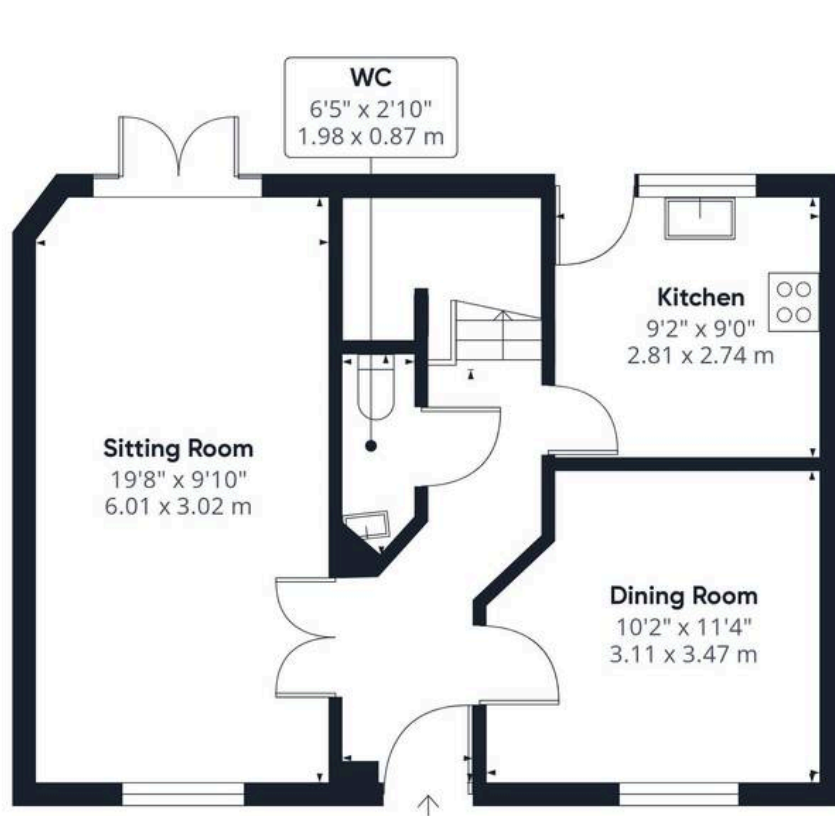


## THE GREAT OUTDOORS

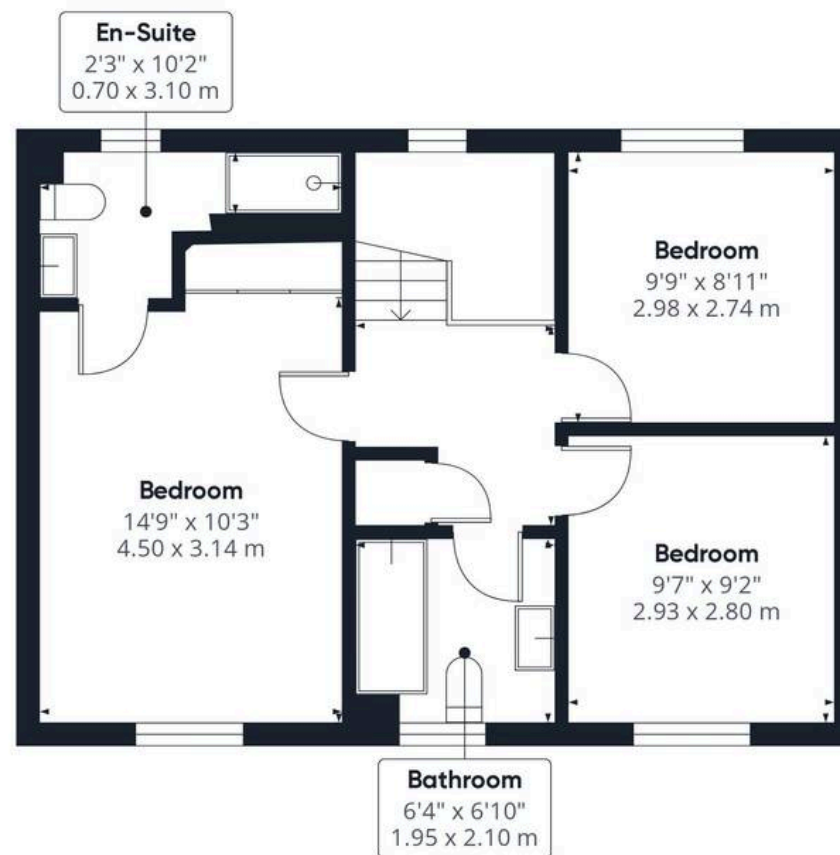
The rear garden is fully enclosed to both sides and the rear with timber fencing leaving a larger than average garden space predominantly laid to lawn ideal for families to enjoy the summer sunshine. An extended flagstone patio area greets you initially as you leave the home with a walkway beside the garage to a secondary patio with colourful planting borders surrounding the home adding vibrancy and privacy.







Ground Floor



Floor 1

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

972.63 ft<sup>2</sup>

90.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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