



Windsor Park Gardens, Sprowston, Norwich

Guide Price £250,000 - £260,000 Freehold

Energy Efficiency Rating : 73

- ✓ No Chain!
- ✓ Semi-Detached Townhouse
- ✓ Flexible Layout
- ✓ Kitchen/Dining Room
- ✓ Up to Three Double Bedrooms
- ✓ Cloakroom, En Suite & Bathroom
- ✓ Fantastic Sized L-Shaped Gardens
- ✓ Close to Amenities & Green Space

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





Offered with NO CHAIN, this 1155 Sq ft (stms) SEMI-DETACHED town house offers a DECEPTIVELY SPACIOUS PLOT, whilst being close to LOCAL AMENITIES and GREEN SPACE. With PARKING to front, and POTENTIAL to create MORE PARKING (stp), the accommodation is spread over THREE FLOORS and includes an INTEGRAL GARAGE. Finished with uPVC double glazing and gas fired CENTRAL HEATING, the property offers a hall entrance with STORAGE, cloakroom, double bedroom and UTILITY ROOM to the ground floor. The first floor offers a SPACIOUS SITTING ROOM with two windows FLOODING THE ROOM with NATURAL LIGHT, and the kitchen/dining room with space for a TABLE. The first floor offers TWO FURTHER DOUBLE BEDROOMS, including the main bedroom with EN SUITE and BUILT-IN WARDROBES, and family bathroom. The gardens are a FANTASTIC SIZE, and are created in an L-SHAPE, with HUGE POTENTIAL to landscape.

LOCATION

The property is situated towards the front of the development, with easy access heading towards the North Walsham Road and Wroxham Road. Sprowston is located north of Norwich, within easy reach of a great selection of amenities including schooling for all ages, doctors, supermarket, shops and local pub. Excellent public transport leads in and out of Norwich, along with a park and ride close by.

DIRECTIONS

You may wish to use your Sat-Nav (NR6 7PR), but to help you... On leaving Norwich head north on Magdalen Road, continue onto Constitution Hill and straight across the roundabout, at the traffic lights proceed straight onto North Walsham Road into Sprowston. At the traffic lights, turn left onto White Woman Lane, and right onto Windsor Park Gardens where the property can be found on your right hand side, indicated by our For Sale board.

The property is approached via a hard standing driveway providing off road parking and access to the main property and integral single garage. Lawned gardens can be found to the right hand side with a feature tree and timber access gate leading to the rear garden.

Obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet with recessed doormat, radiator, stairs to first floor landing, built-in storage cupboard, smooth coved ceiling, doors to:

CLOAKROOM

Two piece suite comprising low level W.C, pedestal hand wash basin, tiled splash backs, tiled effect flooring, radiator, smooth coved ceiling with extractor fan and recessed spotlighting.

UTILITY ROOM

8' 6" x 6' 3" (2.59m x 1.91m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine and tumble dryer, wood effect flooring, radiator, wall mounted gas fired central heating boiler, double glazed door to rear garden, smooth coved ceiling with recessed spotlighting.

DOUBLE BEDROOM

12' 3" x 8' 2" (3.73m x 2.49m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, smooth coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed sash window to front, stairs to second floor landing, smooth coved ceiling, doors to:

SITTING ROOM

14' 9" x 13' (4.5m x 3.96m) Fitted carpet, radiator x2, uPVC double glazed window to rear x2, television and telephone points, smooth coved ceiling.

KITCHEN/DINING ROOM

16' x 8' 2" (4.88m x 2.49m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, inset gas hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge freezer and dishwasher, uPVC double glazed sash window to front, space for dining table, radiator, smooth coved ceiling with recessed spotlighting.

STAIRS TO SECOND FLOOR LANDING

Fitted carpet, radiator, built-in airing cupboard housing hot water tank, smooth coved ceiling with loft access hatch, doors to:

DOUBLE BEDROOM

11' 7" x 11' 5" Some Restricted Height. (3.53m x 3.48m) Fitted carpet, radiator, uPVC double glazed window to front, built-in triple wardrobe, television point, smooth coved ceiling, door to:

EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, double shower cubicle with thermostatically controlled shower, tiled splash backs, tiled effect flooring, radiator, smooth coved ceiling with recessed spotlighting.

DOUBLE BEDROOM

13' 5" x 8' 7" Max. Some Restricted Height. (4.09m x 2.62m) Fitted carpet, radiator, smooth coved ceiling with velux window to rear.

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, shaped panelled bath with thermostatically controlled shower and glazed shower screen, tiled splash backs, tiled effect flooring, radiator, smooth coved ceiling with recessed spotlighting and velux window to rear.

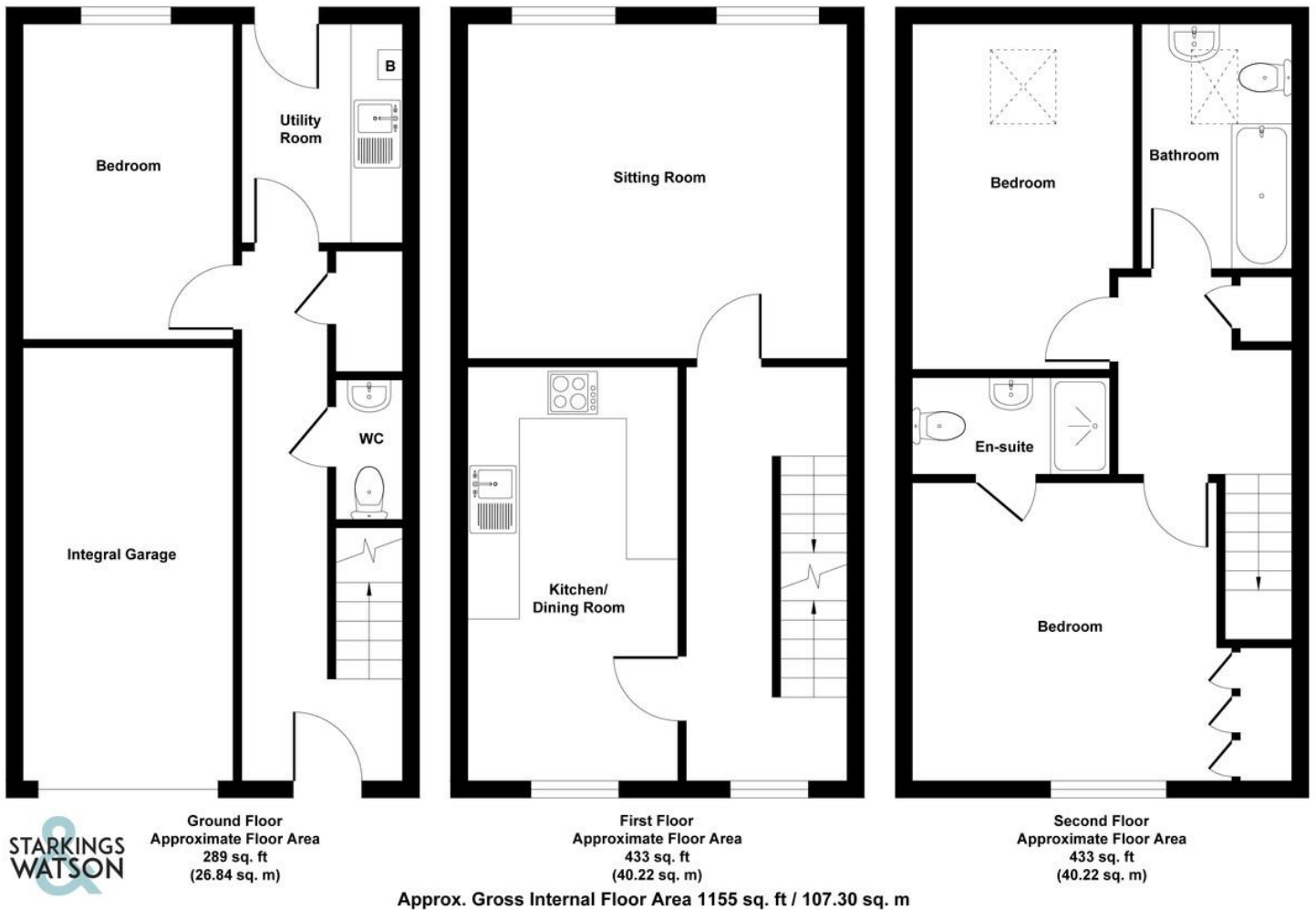
OUTSIDE REAR

Leaving via the ground floor utility room, an L-shaped lawned garden can be found offering huge potential for further landscaping and design. The garden is enclosed with timber panelled fencing and brick walling and offers a fantastic sized space to entertain and dine al-fresco.

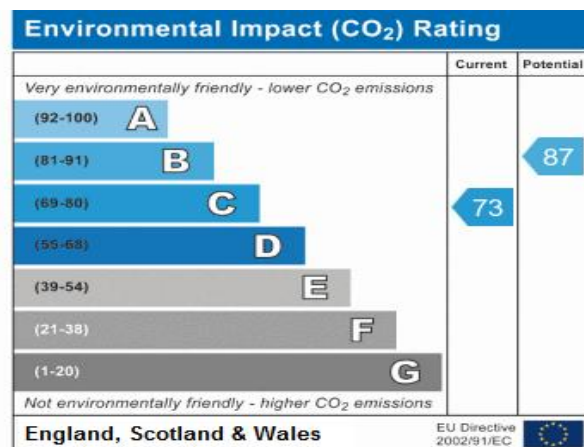
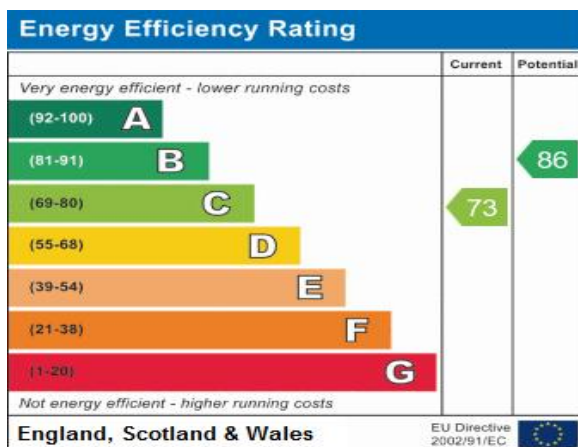
GARAGE

16' x 8' 2" (4.88m x 2.49m) Up and over door to front, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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