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& HURRELL

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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Windsor Park Gardens, Norwich, Norfolk, NR6 7PR

Located in the popular suburb of Sprowston, this modern family town house is conveniently positioned just three miles north of the city centre and readily affords near access into Norwich whilst also providing a community lifestyle on the fringe of the city. The Windsor Park Gardens development is particularly revered by families seeking local schooling for all ages, open park and play areas and excellent transport links.

Set back from the road, the property is approached over a paved pathway bordered by an easy to maintain shrub garden. To the rear, there are designated parking spaces and also an enclosed lawn garden with a timber storage shed.

Well-presented throughout, the property enters into an entrance hallway where separate internal doors lead into a cloakroom, a study or fourth bedroom and to the rear of the property, a generous kitchen dining room with double doors that lead through to a conservatory that overlooks and opens out to the rear garden. To the first floor, a spacious lounge, a family bathroom and a third bedroom and to the second floor, two further bedrooms both with en-suites, complete the accommodation.

The property is further complemented in its proximity to the Norwich Boundary Road for easy navigation around the city to the train station, the Riverside Retail Park and the city airport.

Agent's note – Under Section 21 of the Estate Agency Act, the vendor is related to the director of Stobart & Hurrell.



End Terrace



House



Modern



3 Bathrooms



2 Receptions



3 Bedrooms



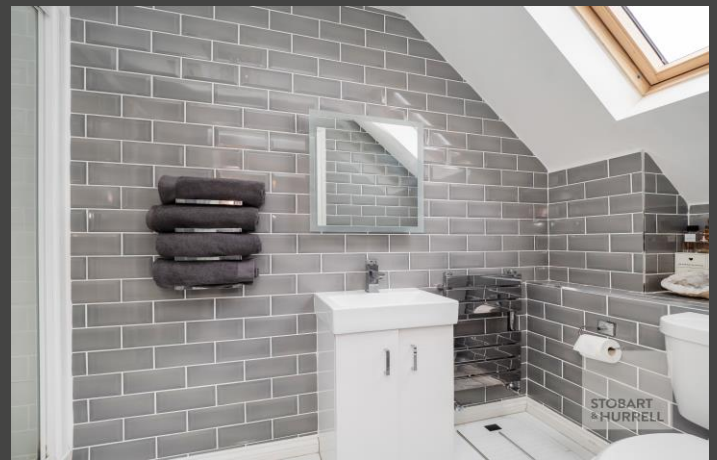
Tax Band C

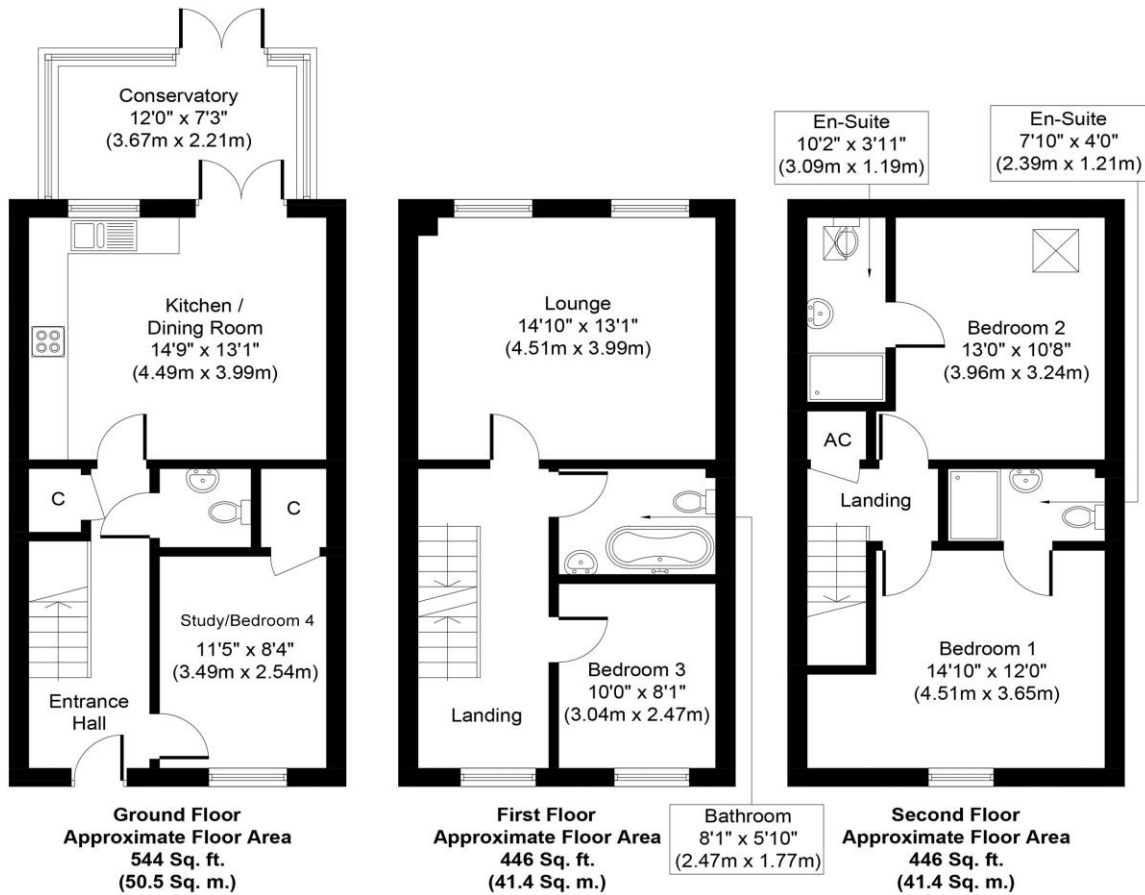


Off-Road
Parking



No
Garage





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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