



102 Windsor Park Gardens, Norwich

Norwich



Minors & Brady



# 102 Windsor Park Gardens

Norwich

Occupying a quiet position on the edge of the estate, overlooking open greenery and within easy reach of the vibrant centre of Norwich, this substantial detached residence offers an exceptional balance of space, privacy and connection. Arranged across three beautifully presented floors, the home has been thoughtfully designed for modern family living, from the bespoke open-plan kitchen and vaulted garden room made for entertaining, to five versatile bedrooms and a landscaped, non-overlooked garden complete with firepit and pergola. Immaculate in finish and generous in proportion, it is a home that feels both refined and effortlessly liveable.

## Agents Notes

Freehold

Connected to all mains services.

Planning permission granted for the extension done in 2017.



M&B





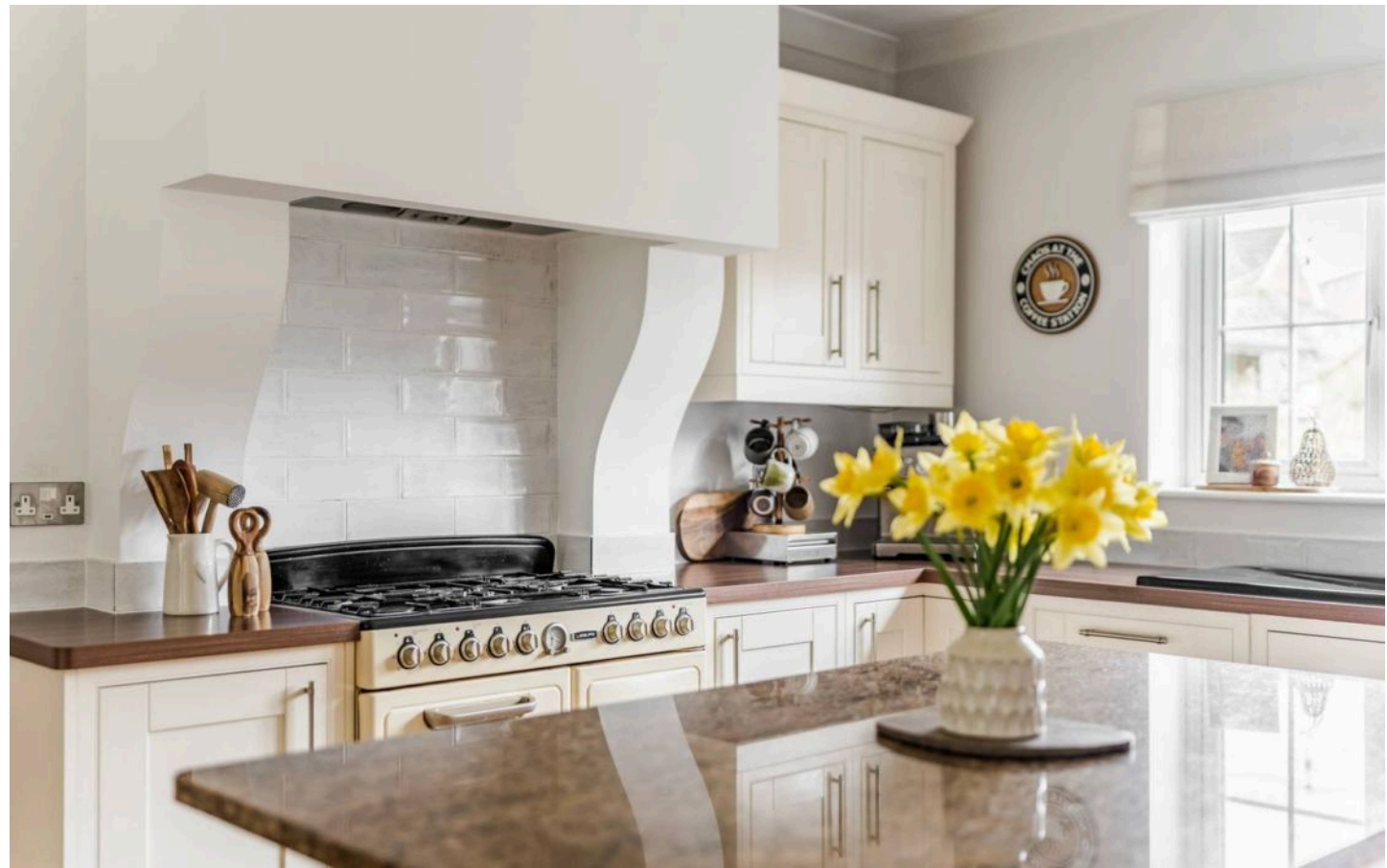
M&B



# 102 Windsor Park Gardens

## Norwich

- Detached residence set on the outer edge of the estate with views over open greenery and easy access to the vibrant city of Norwich
- Exceptional family home showcasing spacious and flexible accommodation across three floors, with quality fixtures and fittings throughout
- Open-plan bespoke kitchen and dining area with quality cabinetry, solid oak worktops, central granite island, Leisure range oven, integrated dishwasher and fridge/freezer
- Spacious sitting room with a feature fireplace and internal double doors leading to an extended family room with a vaulted ceiling, a wood burner, a skylight and French doors out to the garden
- Principal bedroom with stylish panelling, built-in storage cupboards and private en-suite including large shower cubicle, marble-top vanity, WC and heated towel rail
- Three further first-floor bedrooms with built-in wardrobes and a family bathroom with free-standing bathtub, hand wash vanity and WC
- Two top-floor bedrooms with the flexibility to be a home office, nursery, playroom or independent living for older children, complemented by eaves storage currently utilised as a dressing room
- Landscaped, non-overlooked garden featuring patio, lawn, established hedging, sunken firepit, timber pergola seating area and a large shed/workshop with electricity
- Brick-weave driveway providing off-road parking and a garage with up-and-over door, power and lighting suitable for storage or workshop use



M&B



# 102 Windsor Park Gardens

Norwich

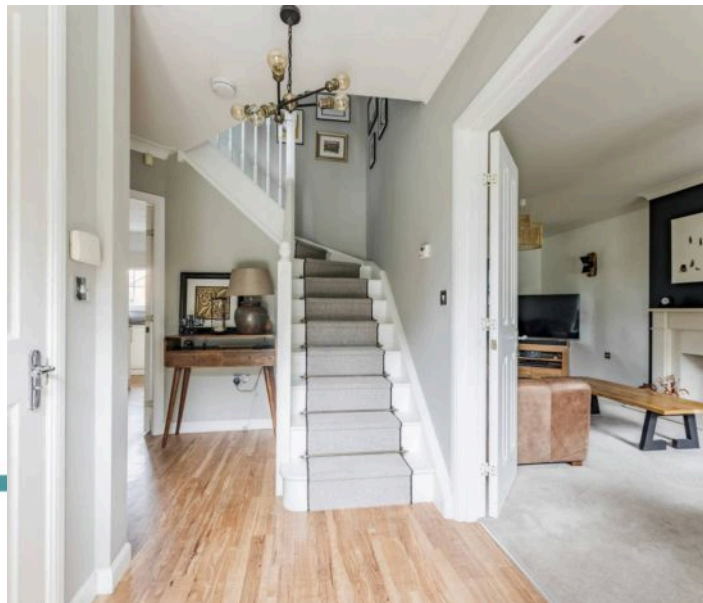
## Location

Windsor Park Gardens is located on the northern outskirts of Norwich, close to the suburbs of Old Catton and Sprowston, offering a quieter, more residential setting while remaining within easy reach of the city. The city centre is approximately 3 miles south, making it a short drive of around 10–15 minutes, or easily accessible by local bus services.

For daily shopping, there are small local convenience stores nearby, along with larger supermarkets within a few minutes' drive, while the broader range of shops, restaurants, and leisure facilities in the city centre are also easily accessible. Families benefit from good schooling options close by: White Woman Lane Junior School, Lodge Lane Infant School, and Old Catton Church of England Junior School serve younger children, while older students can attend Sprowston Community Academy, just over a mile away.

Transport connections are convenient: regular bus routes connect to Norwich city centre and surrounding areas, while the Norwich Ring Road provides straightforward car access to other parts of Norfolk. The area is popular with families and professionals seeking a suburban lifestyle that balances quiet residential streets with accessibility to schools, shops, and city amenities. Green spaces, local parks, and a generally low-traffic environment contribute to a comfortable, community-focused lifestyle.

M&B





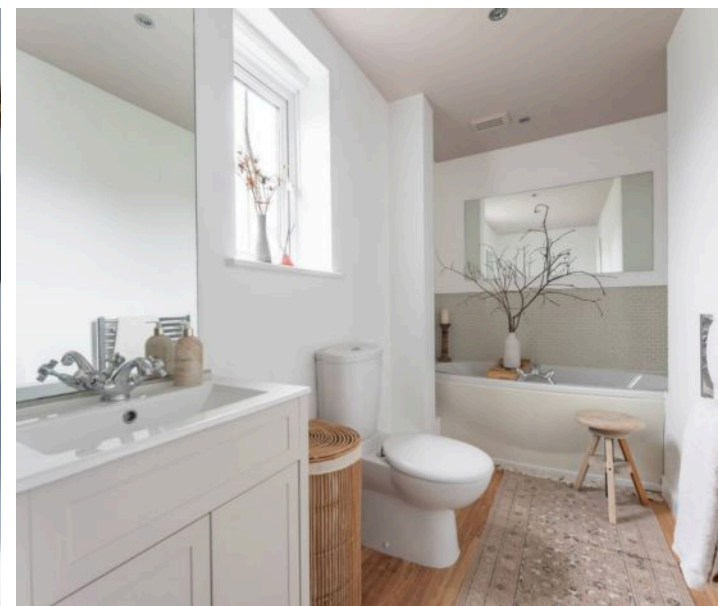
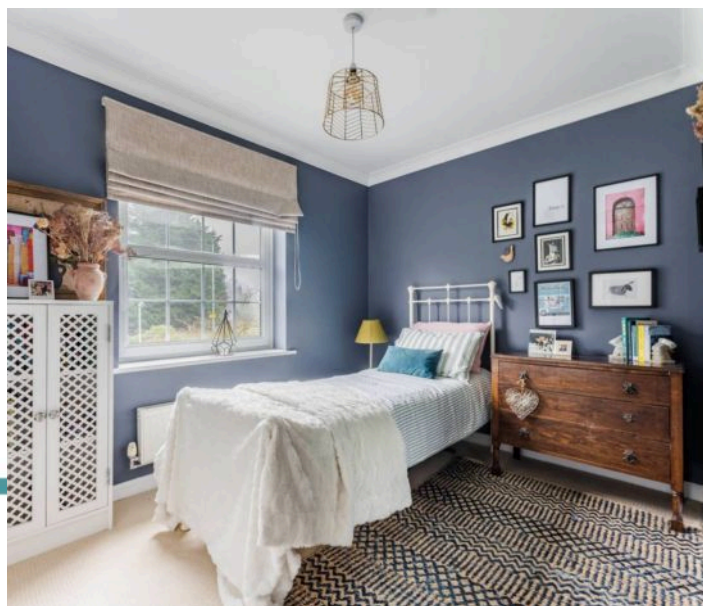
# 102 Windsor Park Gardens

Norwich, Norwich

On the very edge of the development, where the estate gives way to open greenery, this substantial detached residence enjoys a wonderfully quiet position on the outer fringes of the vibrant cathedral city of Norwich. Overlooking a sweep of green and down a quiet road, it offers that increasingly rare balance: a peaceful, almost semi-rural outlook, yet within easy reach of essential amenities.

A brick-weave driveway provides generous off-road parking and leads to a garage with an up-and-over door, complete with power and lighting, ideal for secure storage, a workshop, or future hobbies long imagined. The frontage is neatly maintained, framed by manicured hedging, setting the tone for the immaculate presentation within.

Step inside and you are welcomed by a bright and airy entrance hall, where wooden laminate flooring flows underfoot and a textured grey stair runner, paired with chrome stair rods, draws the eye gracefully upward. A tastefully decorated WC sits conveniently off the hall, while throughout the home the finish is impeccable, quality fixtures and fittings chosen with care, creating a cohesive and refined aesthetic across all three generous floors.



M&B

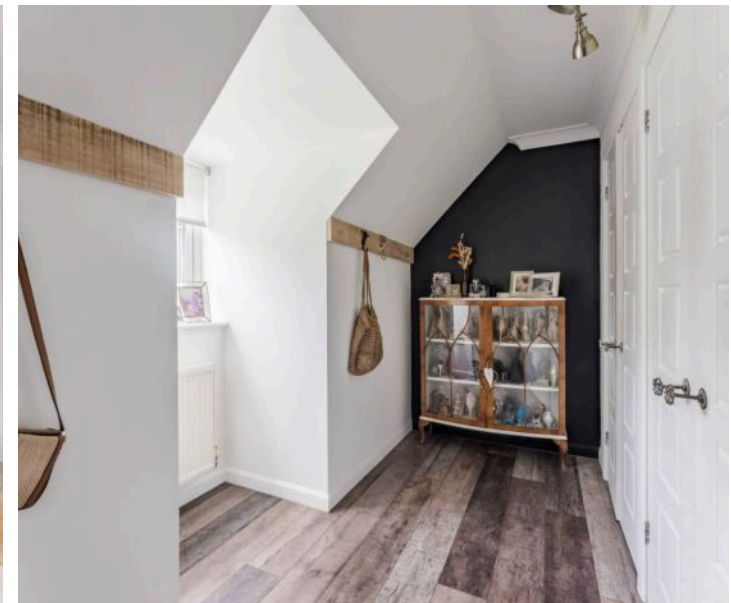


# 102 Windsor Park Gardens

Norwich, Norwich

At the heart of the home lies the open-plan kitchen/dining room, a space designed as much for convivial gatherings as for everyday family rhythm. The bespoke kitchen is beautifully appointed with quality cabinetry, solid oak worktops and a central island crowned in granite, forming both a practical workspace and a natural gathering point. A Leisure range oven, set within an attractive surround, takes pride of place, complemented by a sink with drainer, integrated dishwasher and fridge/freezer. Pendant lighting defines the dining area, creating a warm and inviting atmosphere for long suppers and relaxed weekend breakfasts. A separate utility room, fitted with additional storage units and under-counter space for a washing machine, ensures the practicalities of modern life are discreetly managed.

The sitting room is a calm and elegant space, bathed in natural light and centred around a charming fireplace, the perfect setting for winter evenings. Internal double doors open seamlessly into the extended family room, where the reception space expands beneath a high vaulted ceiling. Here, skylights pour daylight into the room, while a cosy wood burner promises warmth in cooler months. French doors open directly onto the garden, blurring the boundary between inside and out and creating an effortless flow for summer entertaining.





# 102 Windsor Park Gardens

Norwich, Norwich

Ascending to the first floor, a well-proportioned landing leads to the principal bedroom, positioned to the right-hand side of the residence for a sense of privacy. Stylish panelling adds character, while built-in storage cupboards keep the space serene and uncluttered. The en-suite is thoughtfully appointed, featuring a large shower cubicle, marble-top vanity with hand wash basin, WC and heated towel rail, a refined sanctuary to begin and end the day. Two further bedrooms on this floor offer comfort and versatility, both benefitting from built-in wardrobes. The family bathroom is a particular highlight: a luxurious three-piece suite centred around a stunning free-standing bathtub, alongside a hand wash vanity and WC, all beautifully presented by the current owners.

The top floor adds yet another dimension to the home. Eaves storage, currently utilised as a dressing room, enhances practicality, while two additional bedrooms provide superb flexibility. Whether arranged as a home office, nursery, playroom, snug or even a semi-independent space for older children, this level adapts effortlessly to changing family needs. A contemporary shower room with a modern three-piece suite and skylight completes the accommodation, the natural light enhancing the fresh, airy feel.

M&B





# 102 Windsor Park Gardens

Norwich, Norwich

Outside, the garden has been thoughtfully landscaped to create a private, non-overlooked haven. A generous patio adjoins the house, leading onto a well-kept lawn bordered by established hedging. A sunken firepit area invites long summer evenings, while a timber-built pergola shelters a dedicated seating area, the perfect spot for comfortable outdoor furniture and relaxed entertaining. A substantial shed/workshop with electricity provides excellent additional workspace, complemented by a shingled area ideal for positioning a barbecue. Side access leads conveniently back into the garage, ensuring both practicality and cohesion in the overall design.

Altogether, this is a home that offers space to grow, to gather and to retreat; a residence that combines thoughtful design with a lifestyle-led layout. Positioned on the edge of the estate, with open greenery before it and the energy of Norwich just beyond, it represents a rare opportunity to enjoy the very best of city-edge living in refined, contemporary comfort.



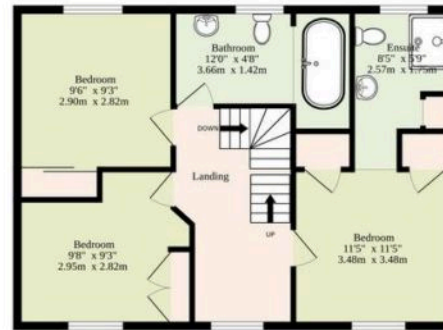
M&B



Ground Floor  
671 sq.ft. (62.3 sq.m.) approx.



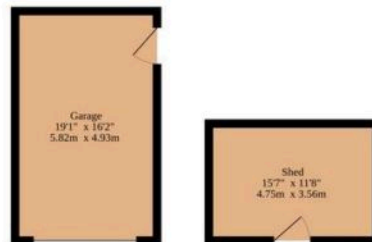
1st Floor  
549 sq.ft. (51.0 sq.m.) approx.



2nd Floor  
383 sq.ft. (35.6 sq.m.) approx.



Outbuildings  
185 sq.ft. (17.2 sq.m.) approx.



Sqft Includes The Garage And Shed.

**TOTAL FLOOR AREA : 1788 sq.ft. (166.1 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.

Made with Metropix ©2026



# Dreaming of this home?

## Let's make it a *reality*



Meet *Abi*  
Branch Partner



Meet *Karol*  
Property Valuer



Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

*Your home, our market*



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM





## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372

E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)