

propertyladder



Parana Court, Norwich, NR7

Beautifully Positioned Three Bedroom Semi-Detached Home!

GUIDE PRICE £305,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

SPROWSTON GEM WITH FAMILY APPEAL!

Tucked away in a peaceful crescent, this spacious semi-detached home enjoys a superb position within the ever-popular suburb of Sprowston. The well-planned accommodation begins with an inviting entrance hall leading to a bright and airy living room that opens seamlessly to the dining area - perfect for family life or entertaining. The kitchen is fitted with a range of units and enjoys views over the rear garden.

Upstairs, there are three generous bedrooms and a family bathroom.



“a fully enclosed lawned garden to the rear providing a private outdoor space to relax or play”



Overview

- Sought-After Sprowston Location
- Close To Shops, Schools & Amenities
- Spacious Living Room Open To Dining Room
- Functional Kitchen
- Three Generous Bedrooms
- Family Bathroom
- Ample Driveway Parking
- Detached Garage
- Enclosed Rear Garden
- Offered With NO ONWARD CHAIN





Location

Parana Court is a quiet residential close within the sought-after suburb of Sprowston, just a few miles north of Norwich city centre. The area is exceptionally well served with a wide range of amenities including multiple supermarkets, highly regarded primary and secondary schools, parks, doctors' surgeries, shops, and eateries. Excellent road links and regular bus services make for easy access into the city and beyond, while nearby green spaces and recreational facilities add to the area's family-friendly appeal.

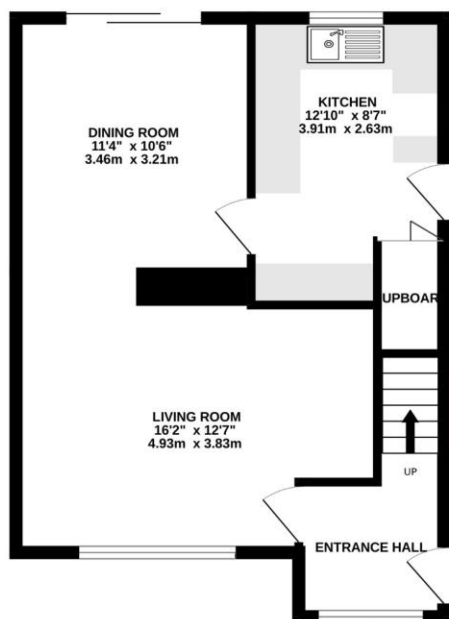


Outside

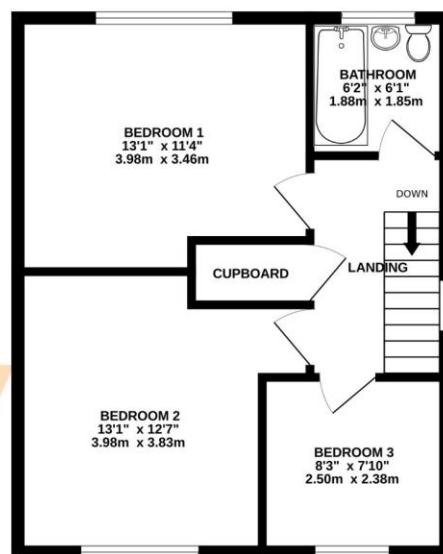
Outside, the property offers plenty of off-street parking, a detached garage, and a fully enclosed lawned garden to the rear providing a private outdoor space to relax or play.

This home presents an excellent opportunity for first-time buyers, families, or downsizers alike, and with no onward chain, the move can be smooth and straightforward

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	72 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Selling your home?

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

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