

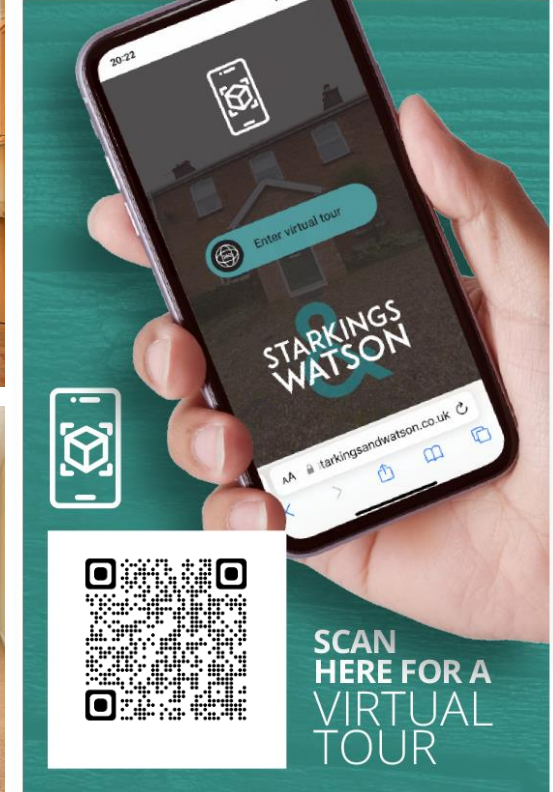
PARANA COURT

Sprowston, Norwich NR7 8BH

Freehold | Energy Efficiency Rating : C

To arrange an accompanied viewing please pop in or call us on 01603 336116

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**STARKINGS
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- No Chain!
- Semi-Detached Home
- Close to Amenities & Schooling
- Kitchen with Adjacent Dining Room
- Sitting Room with Bow Window
- Landscaped Gardens
- Garage with Store Room Attached
- Parking Over Resin Driveway

IN SUMMARY

NO CHAIN. This WELL-MAINTAINED semi-detached home offers SIZEABLE GARDENS which has been LANDSCAPED and PLANTED at varying levels with a generous RESIN ENTERTAINING SPACE running to the SINGLE GARAGE and store room. The frontage is accessed via a TIMBER GATE securing the gardens to the front, where there is AMPLE PARKING for multiple vehicles. The property is finished with uPVC double glazing and GAS FIRED CENTRAL HEATING. An entrance hall houses the STAIRS TO THE FIRST FLOOR and leads to the SITTING ROOM with BOW WINDOW to front, and an opening to the DINING ROOM. There is a MODERN FITTED KITCHEN, rear lobby and CONSERVATORY which overlooks the gardens. Heading upstairs, THREE BEDROOMS lead off the landing, with BUILT-IN WARDROBES in one and STORAGE CUPBOARDS, along with the FAMILY BATHROOM.

SETTING THE SCENE

The property is approached via a resin driveway providing off road parking for multiple vehicles, access to the garage, gardens and main property.

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Fitted carpet, radiator, uPVC double glazed window to side, stairs to first floor landing, door to:

SITTING ROOM

16' 7" x 11' 8" Max (5.05m x 3.56m) Gas flame effect fire set within decorative surround and hearth, fitted carpet, radiator, uPVC double glazed window to front, television point, coved ceiling, opening to:

DINING ROOM

11' 6" x 10' 6" (3.51m x 3.2m) Fitted carpet, radiator, uPVC double glazed sliding patio door to rear, coved ceiling, door to:

KITCHEN

12' 9" x 8' 9" (3.89m x 2.67m) Fitted range of wall and base level units with complementary rolled edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, inset gas hob and extractor fan over, built-in eye level electric oven, space for washing machine, vinyl flooring, built-in storage cupboard, coved ceiling, opening to:

REAR PORCH

Vinyl flooring, uPVC double glazed window to side, uPVC double glazed door to rear, cloaks storage space, space for fridge/freezer and tumble drier, coved ceiling.

CONSERVATORY

11' 2" x 8' 7" (3.4m x 2.62m) Fitted carpet, uPVC double glazed window to side, uPVC double glazed window to rear, uPVC double glazed French doors to side.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, radiator, uPVC double glazed window to side, walk in airing cupboard, coved ceiling with loft access hatch, doors to:

FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin and mixer tap over, panelled bath with mixer tap, electric shower and glazed shower screen, tiled splash



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backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear x2, smooth ceiling with recessed spotlights with extractor fan.

DOUBLE BEDROOM

13' 8" x 11' 8" Max (4.17m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 10" x 11' 8" (3.91m x 3.56m) Fitted carpet, radiator, uPVC double glazed window to front, range of built-in bedroom furniture, coved ceiling.

BEDROOM/STUDY

8' 6" x 7' 9" (2.59m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling

GARAGE

15' x 8' 2" (4.57m x 2.49m) Up and over door to front, power and lighting.

THE GREAT OUTDOORS

Stepping out of the conservatory French doors there is a resin patio area providing access to the side gate and garage as well as the main garden itself which has areas of patio with blue slate and flower beds at different levels. There is also a door leading to garage extension which would be perfect for conversion to Home Office or Gym if required.

OUT & ABOUT

Sproston is popular for those working in the Centre, with bus routes at the end of the road, a wealth of local amenities can be found on the door step including local schooling, shops, pubs and doctors surgery. Of course the City itself offers a vast array of shops and services, with rail links from the Train Station.

FIND US

Postcode : NR7 8BH

What3Words : ///horns.cheese.costs

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

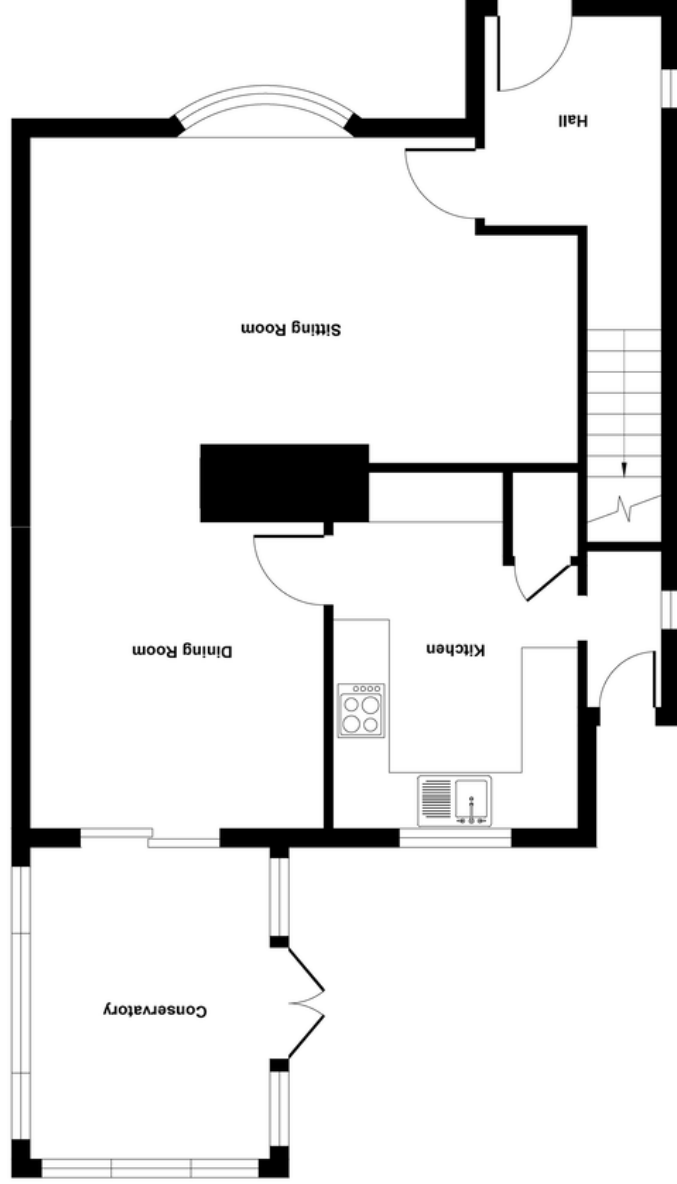
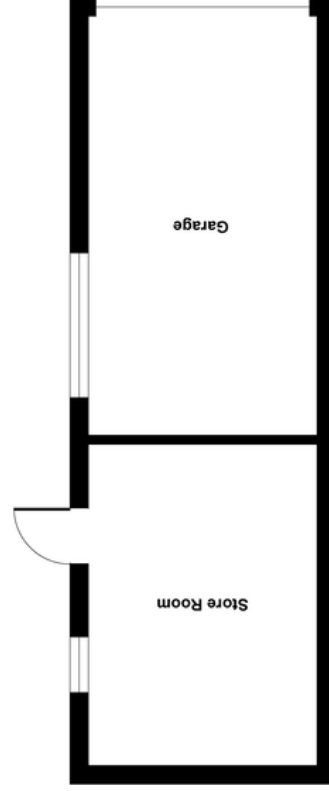
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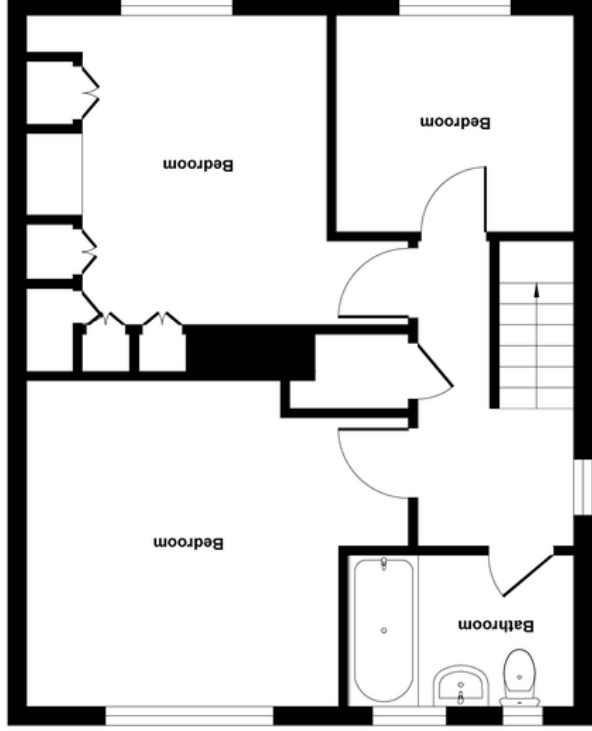
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Outbuilding



Ground Floor
Approximate Floor Area
680 sq. ft
(63.17 sq. m)

Approx. Gross Internal Floor Area 1164 sq. ft / 108.13 sq. m



First Floor
Approximate Floor Area
484 sq. ft
(44.96 sq. m)