



Parana Road, Norwich - NR7 8BJ

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Parana Road

Norwich, Norwich

NO CHAIN. This IMMACULATE and WELL KEPT semi-detached bungalow enjoys an MODERNISED INTERIOR, having been RECENTLY RE-ROOFED, with LARGE PRIVATE GARDENS to rear. The RESIN DRIVEWAY offers AMPLE PARKING whilst wrapping around the rear of the bungalow, creating a SEATING AREA and level access from the FRENCH DOORS to the rear. The internal accommodation is finished with uPVC DOUBLE GLAZING and gas fired CENTRAL HEATING, whilst including a HALL ENTRANCE, sitting room, MODERN FITTED KITCHEN with integrated cooking appliances, CONSERVATORY with UTILITY SPACE, TWO BEDROOMS and family bathroom including a SHOWER. The REAR GARDEN offers areas of LAWN and PAVING, with extensive planting and a SINGLE GARAGE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Semi-Detached Bungalow
- Modernised Interior
- Sitting Room with French Doors
- Conservatory & Utility Space
- Kitchen including Cooking Appliances
- Two Bedrooms
- Private Non-Overlooked Gardens



Sprowston 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.

IN SUMMARY

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SETTING THE SCENE

Set back from the road behind a tandem resin driveway, a shingle frontage with raised planted beds can be found to the left hand border, with gated access leading to the rear garden and access leading to the detached garage.

THE GRAND TOUR

Stepping inside, the hall entrance offers tiled flooring underfoot for ease of maintenance, with solid wood doors leading off to the bedroom and living





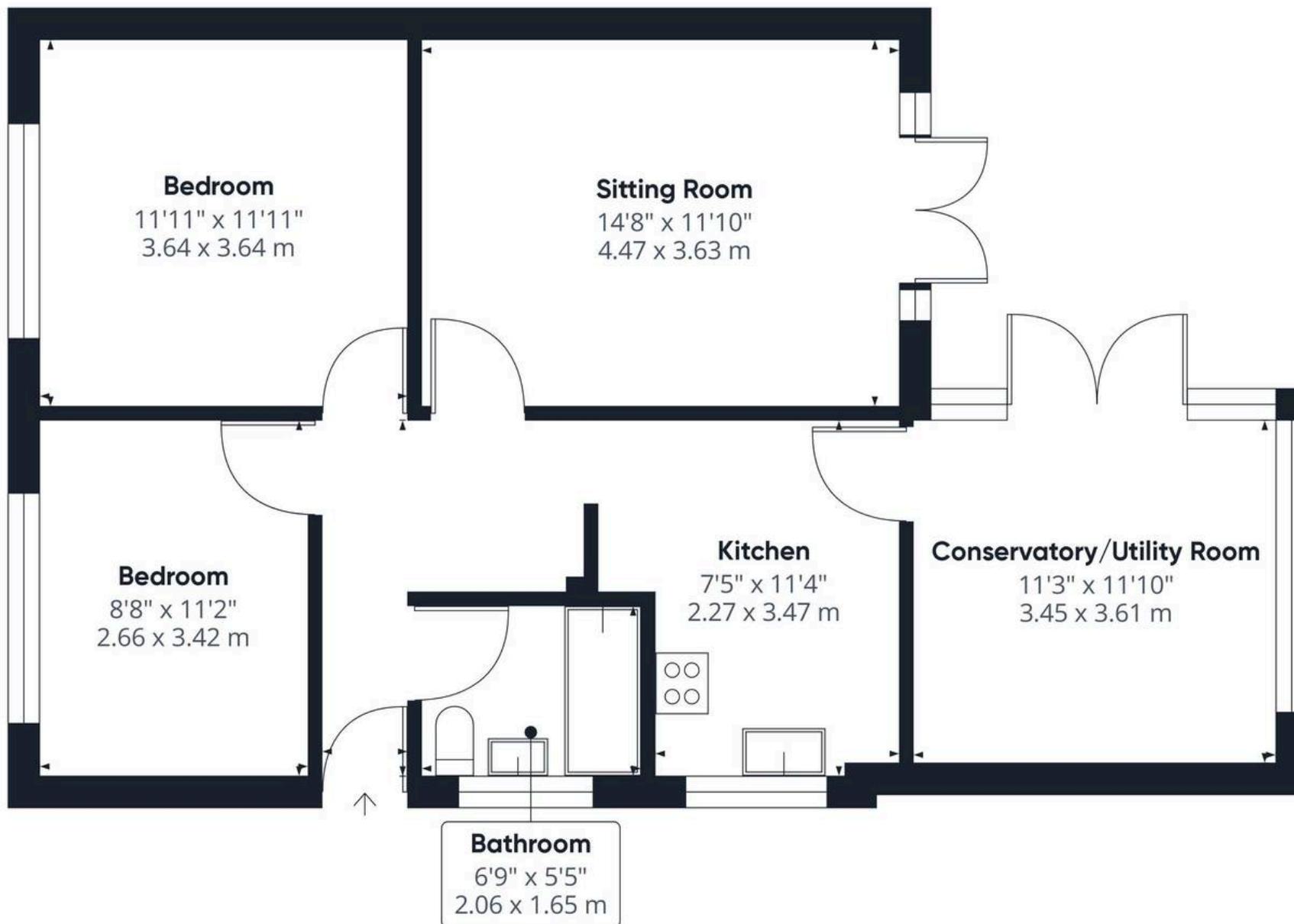


THE GREAT OUTDOORS

The resin driveway continues to the side of the property and creates a pathway to the rear twin sets of French doors. The main garden is laid to lawn and split into two sections, with curved planted borders to both sides and the rear, with further raised planters and a patio area to the far right hand corner sitting behind the garage and greenhouse. The garage offers useful storage with a double doors to front and door to side.



A hand holding a smartphone against a teal background. The phone screen shows a virtual tour app interface. At the top, it says '20:22' and has a camera icon. Below that is a house icon and a button that says 'Enter virtual tour'. The app logo 'STARKINGS & WATSON' is prominently displayed. At the bottom of the screen, the URL 'starkingsandwatson.co.uk' is visible in the browser's address bar. To the left of the phone is a white icon of a smartphone with a camera lens. Below the phone is a large QR code. In the bottom right corner, the text 'SCAN HERE FOR A VIRTUAL TOUR' is written in white capital letters.



Approximate total area⁽¹⁾

754.44 ft²

70.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Disclaimer: 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.