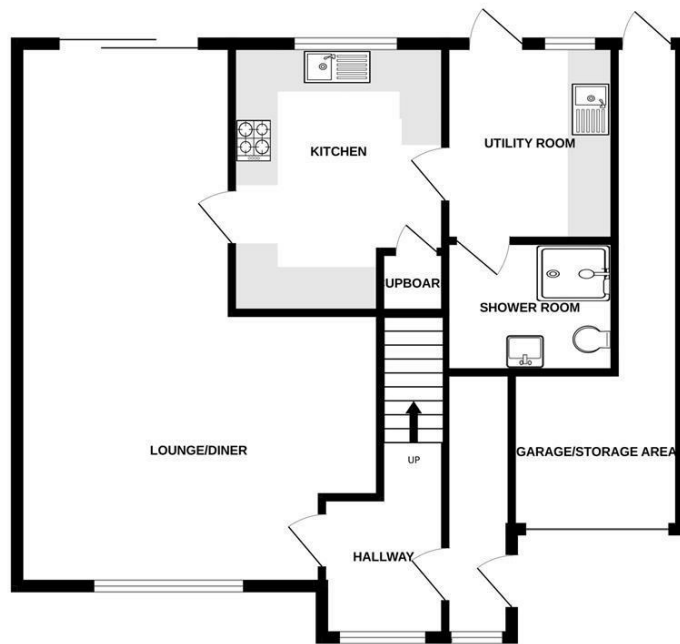
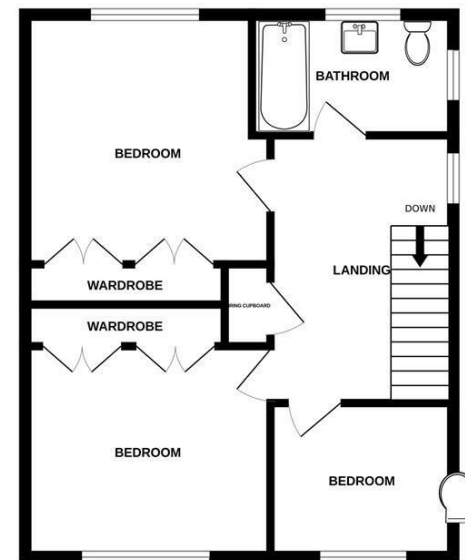


GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



53 Parana Court | | Norwich | NR7 8BH

Guide Price £350,000

****GUIDE PRICE £350,000 - £355,000 FULLY RENOVATED AND EXTENDED SEMI DETACHED HOUSE**** Gilson Bailey are delighted to offer this STUNNING, THREE BEDROOM, SEMI DETACHED HOUSE situated in the highly sought after suburb of Sprowston. Accommodation comprising entrance hall, open plan lounge/diner, modern fitted kitchen, utility room and shower room to the ground floor. On the first floor there are THREE BEDROOMS and a bathroom off landing. Outside there is a LARGE DRIVEWAY providing off road parking leading to a small garage/storage area and to the rear there is a GOOD SIZED, ENCLOSED GARDEN. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes a great family home so be quick to book a viewing.

Location

This desirable suburb lies to the north-east of Norwich and offers a good selection of amenities to include schooling for all ages, local doctors surgery, popular shops, supermarkets, pubs and restaurants. There is excellent public transport links to and from the City centre including the Sprowston Park & Ride service. There is ease of access to the Norwich Ring Road, NDR and Norfolk Broads.

Accommodation Comprises

Front door to:

Entrance Hall

Door to lounge/diner and stairs to first floor.

Lounge/Diner 25'0" x 16'7"

Double glazed window, sliding patio doors, media unit, two radiators.

Kitchen 12'9" x 8'10"

Fitted wall and base units with worktops over, sink and drainer, fitted Neff hob and oven, integrated fridge/freezer, microwave and dishwasher, double glazed window.

Utility Room 9'3" x 8'2"

Fitted wall and base units with worktops over, sink and drainer, space for washing machine and tumble dryer, double glazed window, door to rear, boiler.

Shower Room 8'1" x 6'2"

Shower cubicle, low level WC, hand wash basin, heated towel rail, extractor fan.

First Floor Landing

Doors to three bedrooms and bathroom.

Bedroom One 12'11" x 11'5"

Double glazed window, radiator, built in wardrobes.

Bedroom Two 13'0" x 9'8"

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'9" x 8'0"

Double glazed window, radiator.

Bathroom 8'1" x 5'4"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, two frosted double glazed windows.

Outside Front

Large driveway providing off road parking, electric charging point, garage/storage area with electric door.

Outside Rear

Patio seating area, lawned garden, timber shed, enclosed by timber fencing.



Local Authority

Broadland District Council, Tax Band C.

Tenure

Freehold

Utilities

Fibre to the cabinet broadband available.
Mains water and electric.

