



Parana Close, Norwich NR7 8BQ

welcome to

Parana Close, Norwich

****EXTENDED SEMI-DETACHED CHALET BUNGALOW**** Situated in a pleasant close in the popular suburb of Sprowston offering three double bedrooms, two reception rooms, a front and an enclosed rear garden, garage, and driveway parking! Call us today to avoid disappointment!



Accommodation

William H Brown are pleased to present this three-bedroom semi-detached chalet bungalow situated on a pleasant close in the popular suburb of Sprowston north of the city of Norwich. The property benefits from upvc double glazed windows, gas central heating, new carpets throughout, and within walking distance are bus stops to Norwich City Centre, Tesco Superstore, Lidl, Post Office, and a parade of shops as well as nearby schools. The accommodation comprises of entrance hall, inner hallway, extended kitchen, dining/reception room, lounge, ground floor/bedroom one and four-piece family bathroom. This complemented to the first floor by landing area giving access to two further bedrooms.

Externally the front elevation comprises of a newly laid driveway which provides off road parking and further leads to a brick-built garage and personal gate to the rear garden which offers a generous lawn with established flower beds, pond, and workshop with power. Appealing to an assortment of buyers, the property is sure to be popular!

Call today to arrange your viewing!

Entrance Hall

Front entrance door, double glazed window, ample low-level cupboards, cupboard housing hot water tank and doors to kitchen and inner hallway.

Kitchen

12' 6" x 7' 5" (3.81m x 2.26m)

Newly fitted with a matching range of eye level and base units with work surfaces, sink unit and drainer, built in electric eye level oven and grill, electric induction hob with cooker hood over, space for washing machine and fridge freezer, double glazed windows to rear and side aspects and radiator.

Bathroom

Newly fitted with a four-piece suite comprising double width shower, bath, vanity unit, low level wc, two radiators, storage cupboards, double glazed rear window aspect and door to hallway.



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Inner Hallway

With access to loft space which is fully boarded with ladder, giving access to bathroom, dining room and lounge.

Extended Dining/Reception Room

19' 3" Max x 9' 1" Max (5.87m Max x 2.77m Max)

Dining Area

Staircase to first floor landing with understairs cupboard, door to ground floor bedroom, opening onto second reception room.

Second Reception Area

Double glazed patio doors to rear garden, two radiators and tv point.

Ground Floor/Bedroom One

12' 3" x 10' 10" (3.73m x 3.30m)

Double glazed window to front aspect, radiator, tv point, built in wardrobe, door to Dining Room.

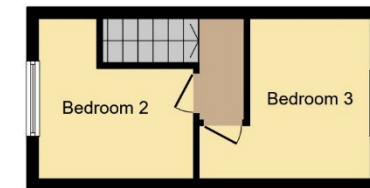
Lounge

13' 3" x 12' 7" to bay (4.04m x 3.84m to bay)

Double glazed bay window to front aspect, tv point, electric fire, and radiator.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Parana Close, Norwich

- Extended Semi-Detached Chalet Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Four Piece Family Bathroom
- Front & Enclosed Rear Garden

Tenure: Freehold EPC Rating: F

offers in excess of

£325,000



directions to this property:

Leave Norwich heading North on Magdalen Road continuing straight over the traffic lights onto Sprowston Road. At the ring road roundabout continue straight over onto Wroxham Road and into Sprowston. Take the seventh right into Parana Road then first left into Parana Close where the property can be found on your left.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SPR107625 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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