



16 Parana Court, Norwich

Norwich



Minors & Brady

16 Parana Court

Norwich, Norwich

Set within the ever-popular suburb of Sprowston, this well-presented semi-detached home offers spacious living with a generous bay-fronted lounge, a modern kitchen and dining area fitted just two years ago with integrated appliances and a breakfast bar, and a bright conservatory with French doors opening onto the private garden. Three well-sized bedrooms include two doubles with built-in mirrored wardrobes, complemented by a practical ground-floor shower room and a family bathroom upstairs. Outside, the property continues to impress with a large enclosed rear garden featuring a lawn, patio, and shed, while to the front, a broad driveway and gravel frontage provide ample off-road parking alongside the attached garage. With supermarkets, shops, cafés, pubs, healthcare services, and well-regarded schools all close at hand, this home combines everyday convenience with comfortable modern living.

Location

Parana Court sits within the popular suburb of Sprowston, just to the north-east of Norwich, offering an excellent balance of residential comfort and everyday convenience. The area is well served by a wide range of local amenities, including supermarkets, independent shops, cafés, pubs, and healthcare services, as well as highly regarded schools. For leisure, Sprowston Recreation Ground, local parks, and the nearby countryside provide green open spaces to enjoy, while Norwich city centre is only a short drive or bus journey away with its extensive shopping, dining, and cultural attractions. Excellent road links connect easily to the Northern Distributor Road and beyond, making travel across Norfolk straightforward. Sprowston also benefits from regular bus services into the city, ideal for commuters and students. Golf courses, leisure centres, and the nearby Norfolk Broads add to the appeal, creating a location with something for everyone.



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Parana Court, Sprowston

Stepping into the entrance hall, you are welcomed by a generous space laid with wood-effect flooring that immediately sets a warm and inviting tone. Light streams in and leads the way into the lounge, where a wide bay window enhances the sense of openness. Soft carpeting and neutral tones create a versatile backdrop, while a feature wall with a brick-effect finish and an exposed brick fireplace detail bring character to the room.

The layout flows into the kitchen and dining area, newly fitted just two years ago with wood-effect cabinetry, dark worktops, and tiled splashbacks. A stainless steel extractor sits above the gas hob and integrated oven, with a wide window above the sink framing views of the garden. A large understairs storage cupboard adds further practicality. A breakfast bar defines the transition into the dining space, which is perfect for family gatherings, complemented by another striking brick-effect wall.

From here, French doors reveal a bright conservatory with terracotta-style tiled flooring and wraparound windows, offering a year-round connection to the outdoors. The conservatory also includes French doors opening directly onto the garden. From the kitchen, a rear hallway provides access to the garden and leads directly into a modern shower room, presented with neutral tiling, a walk-in shower, a pedestal basin, and a WC.

Upstairs, the landing provides access to loft storage and an airing cupboard before leading to three well-sized bedrooms. Two doubles feature built-in mirrored wardrobes, while the third offers versatile proportions yet remains spacious, with all enjoying carpet flooring and natural light.

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The family bathroom completes the level with a full suite including bath with overhead shower and screen, pedestal basin, and WC, enhanced by pale tiling with decorative detailing.

The exterior of the home continues to impress, with a generous rear garden offering a wide expanse of lawn bordered by gravel paths and secure fencing, ensuring privacy and scope for personal design. A paved patio extends from the conservatory, ideal for outdoor enjoyment, while a timber shed provides useful storage. To the front, a gravel frontage and broad driveway allow for ample off-road parking, complemented by the added benefit of an attached garage.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- C

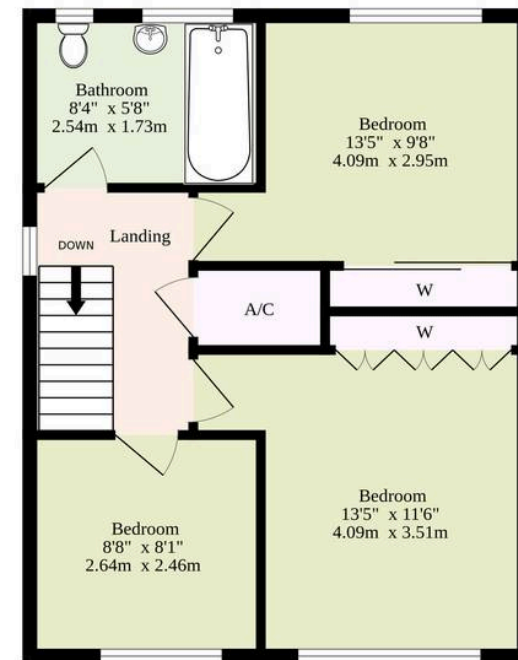


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Ground Floor
721 sq.ft. (67.0 sq.m.) approx.



1st Floor
492 sq.ft. (45.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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Meet *Karol*
Property Valuer



Meet *Claire*
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Minors & Brady
Your home, our market



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