



39 Parana Court, Norwich

Norwich, Norfolk



Minors & Brady

## 39 Parana Court

This attractive bungalow presents a fantastic opportunity for buyers seeking a well-maintained home in a calm and desirable location. Designed with practicality in mind, the layout offers a seamless flow between living and sleeping areas. Natural light enhances the sense of space throughout, creating a bright and welcoming atmosphere. The property is ideal for downsizers, first-time buyers, or those looking for single-level living. Its adaptable spaces provide flexibility for a range of lifestyle needs. With scope to enhance further, it combines immediate comfort with long-term potential.

- Peacefully tucked away in a desirable cul-de-sac setting
- Two generously sized double bedrooms offering comfort and flexibility
- Light-filled living room with a warm and inviting feel
- Sociable kitchen/dining space ideal for everyday living and entertaining
- Versatile conservatory doubling as a utility and relaxation area
- Shower room with modern fittings
- Extensive tandem driveway accommodating multiple vehicles with ease
- Handy garage with direct access from the garden for added convenience
- Attractive, low-maintenance garden perfect for easy outdoor enjoyment
- Recently refelted roof providing added confidence and reduced upkeep





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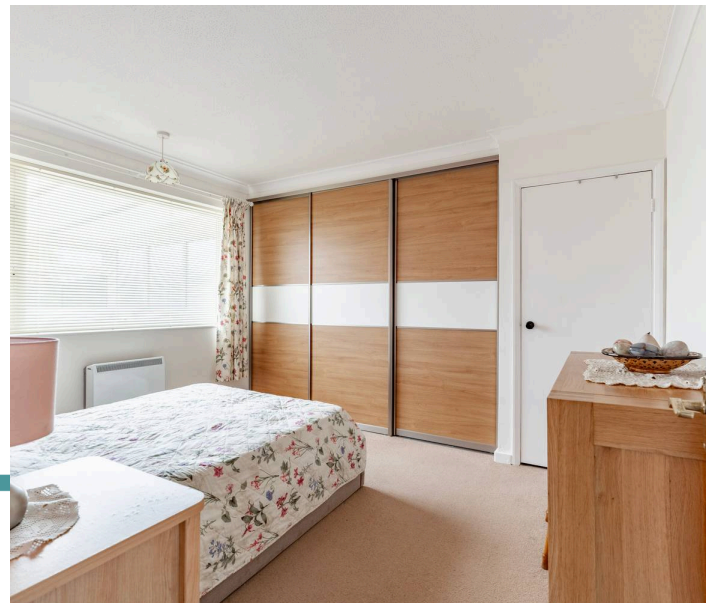
### The Location

Sprowston is a well-served and increasingly popular residential area offering a wide range of everyday amenities and lifestyle conveniences. The property is within walking distance of Sparhawk School, making it particularly appealing for families, while a local Tesco provides easy access to daily essentials. For more extensive shopping, residents benefit from nearby larger stores including Tesco Superstore and Lidl, offering a broad selection of groceries and household goods.

The area is well connected by regular bus services, providing straightforward access into Norwich city centre and surrounding areas without the need to drive. Sprowston also offers a number of green spaces and parks, ideal for dog walking, children's play, and outdoor relaxation, contributing to the area's family-friendly feel.

Leisure and lifestyle options are further enhanced by Sprowston Manor, which features a hotel, golf course, spa, and fitness facilities open to members and visitors. A short distance away, White House Farm is a well-known local attraction, home to a farm shop, café, plant centre, and a selection of independent businesses including hair and beauty services, making it a popular spot to visit throughout the year.

For commuters, the Northern Distributor Road (NDR) is easily accessible, providing efficient routes around Norwich and linking quickly to the A47 for travel further afield. In addition to Sparhawk School, there are several other schooling options in and around Sprowston, covering a range of age groups, and Norwich city centre is just a short drive away, offering a comprehensive mix of retail, dining, cultural, and entertainment amenities.



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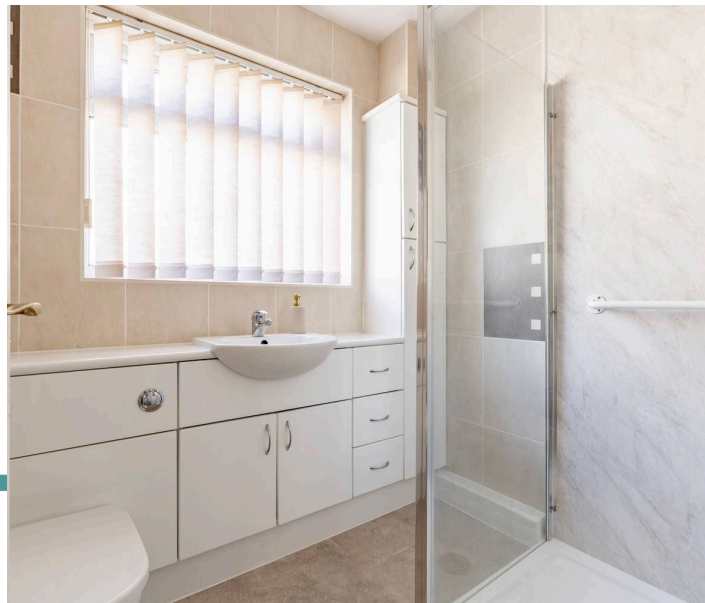
### Parana Court, Sprowston

This well-presented two-bedroom bungalow is ideally situated on the quiet and sought-after Parana Court, offering a peaceful residential setting while remaining conveniently located for local amenities. The property benefits from a tandem driveway providing off-street parking for multiple vehicles, along with a garage that is accessible both externally and directly from the garden.

Upon entering the property, you are welcomed into a practical entrance area that leads into a well-balanced and flowy layout throughout the home. The accommodation comprises two generous double bedrooms, forming comfortable and well-proportioned sleeping quarters. These are served by a modern shower room, fitted with a sink, WC and a well-appointed shower enclosure.

The living accommodation is equally impressive, featuring a spacious front-facing living room with a large window that allows for plenty of natural light, complemented by carpeted flooring that adds warmth and comfort to the space. To the rear of the property, the kitchen opens into a substantial kitchen/dining area, offering ample room for a full dining set-up.

The current fitted kitchen provides plenty of storage options and generous worktop space, making it highly functional for day-to-day use.



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Leading off the kitchen is a versatile conservatory, currently utilised to house white goods while also serving as a useful lean-to style seating area. This additional space enjoys direct access out to the garden, enhancing the overall practicality of the home.

Externally, the garden offers a low-maintenance outdoor space with a combination of artificial turf and patio slabs. The garden also provides convenient access into the garage, adding to the property's overall functionality.

Further benefits include a roof that was refelted approximately 2-3 years ago, offering added peace of mind for prospective buyers. The property is presented in a move-in ready condition, while still offering excellent scope for personalisation, allowing buyers to tailor the space to their own tastes over time.

### Agents Note

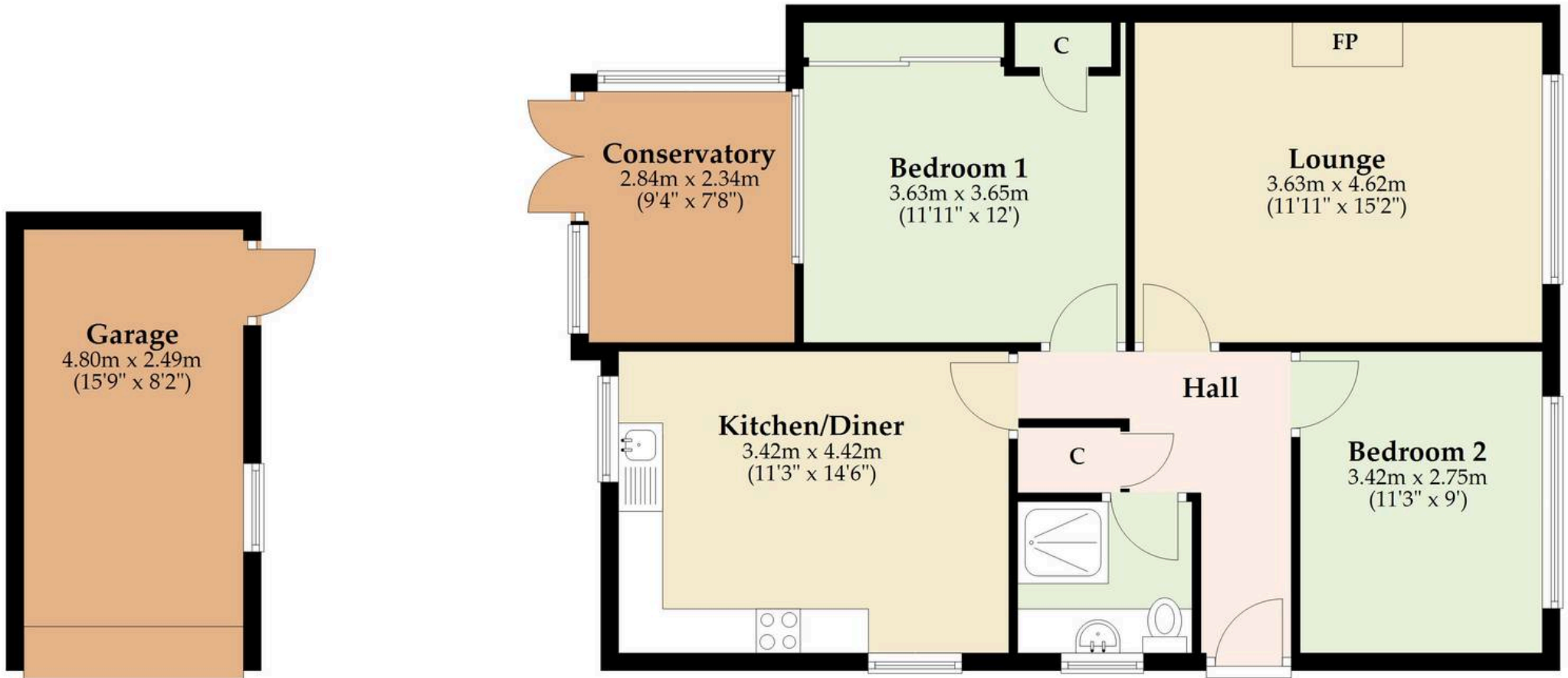
This property will be sold freehold.

Connected to mains water, electricity (storage heaters) and drainage.



## Ground Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)

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.

Plan produced using PlanUp.

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