

propertyladder



propertyladder



propertyladder



propertyladder



propertyladder

Lindley Close, Norwich, NR6 7LL

A smart Two Bedroom Semi-Detached House!

Guide Price **£230,000 to £240,000** freehold



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

FRESH MODERN LIVING IN OLD CATTON!

This charming semi-detached house has been thoughtfully upgraded in recent years, creating a turn-key home in a quiet and popular Old Catton cul-de-sac. Recent improvements include a new kitchen (2025), modern bathroom (2025), new boiler (2023), new double-glazed windows, and a new front door, giving the property a fresh, contemporary feel.

Upstairs, two spacious bedrooms are filled with natural light, offering flexible space for a main bedroom, guest room, or home office. Downstairs, the conservatory floods the home with light, creating the perfect spot for morning coffee or relaxing with family. The living room and updated kitchen provide practical and stylish spaces for everyday living.



“ a turn-key home in a quiet and popular Old Catton ”



Overview

- New Kitchen (2025) And Modern Bathroom (2025)
- New Boiler (2023), Double-Glazed Windows, And Front Door
- Versatile Conservatory, Perfect For Relaxing Or Dining
- Welcoming Living Room With Natural Light
- Private Rear Garden For Entertaining Or Relaxing
- Garage And Driveway Providing Off-Road Parking
- Turn-Key Home - Ready To Move Straight Into!



Location

Lindley Close is tucked away in a quiet, sought-after cul-de-sac in Old Catton, a highly desirable village just minutes from Norwich city centre. The area offers excellent schools, local amenities, parks, and green spaces - perfect for families or anyone seeking a friendly, convenient community.

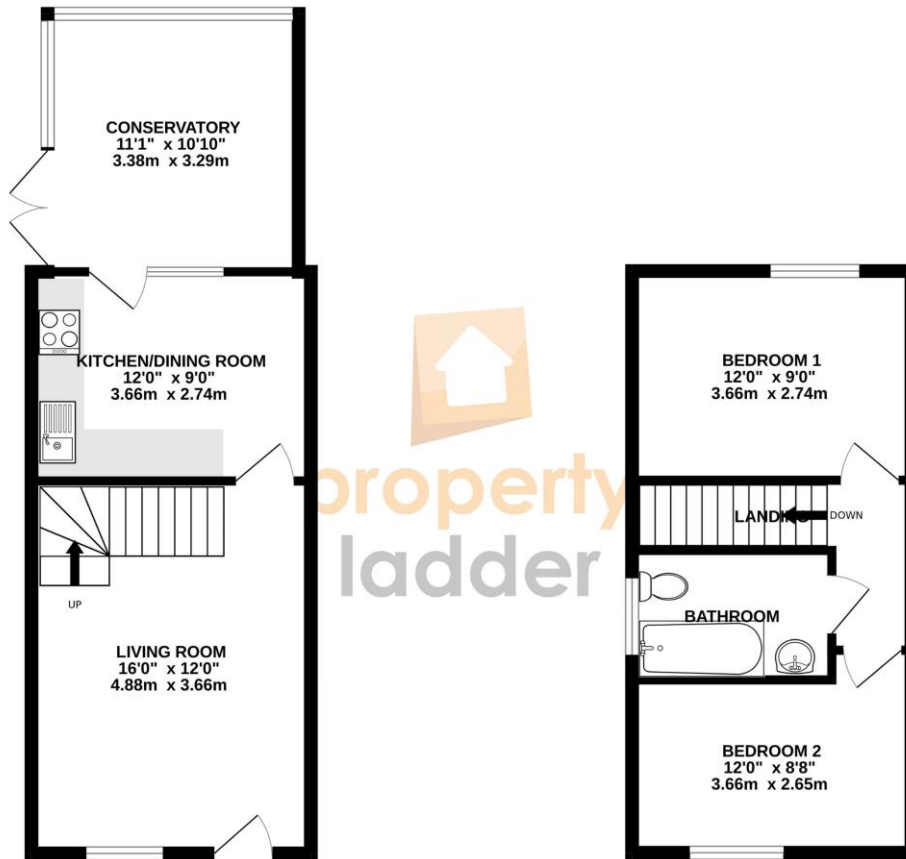


Outside

Outside, the property benefits from a garage, driveway parking, and a private rear garden - ideal for outdoor entertaining or relaxing in the sun. With its combination of modern upgrades, flexible accommodation, and fantastic location, this property is truly ready to move straight into.

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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.
Made with Metropix ©2024

FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, MAINS GAS

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.