

propertyladder



Lindley Close, Norwich, NR6

Well Presented Two Bedroom Terrace Home In Old Catton!

OFFERS IN EXCESS OF **£220,000** FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A READY-TO-LOVE MODERN HOME!

Situated in a popular cul-de-sac of Old Catton, this immaculate home on Lindley Close presents an ideal opportunity to move straight in! Well maintained throughout, the property offers a spacious and inviting living room, while to the rear a modern fitted kitchen features a stylish breakfast bar and enjoys views over the garden. Upstairs, there are two well proportioned double bedrooms and a contemporary fitted family bathroom, making this a superb opportunity for first time buyers or those looking to for an investment prospect!



“fantastic balance of suburban living and city convenience”



Overview

- Mid Terrace House
- Two Double Bedrooms
- Private Off Road Parking
- Modern Kitchen With Breakfast Bar
- Well Maintained & Enclosed Garden
- Spacious Living Room
- First Floor Family Bathroom
- Immaculate Presentation Throughout





Location

Old Catton is one of Norwich's most desirable residential areas, offering a fantastic balance of suburban living and city convenience. Well known for its community feel and attractive surroundings, it is particularly popular with families thanks to its range of well regarded schools.

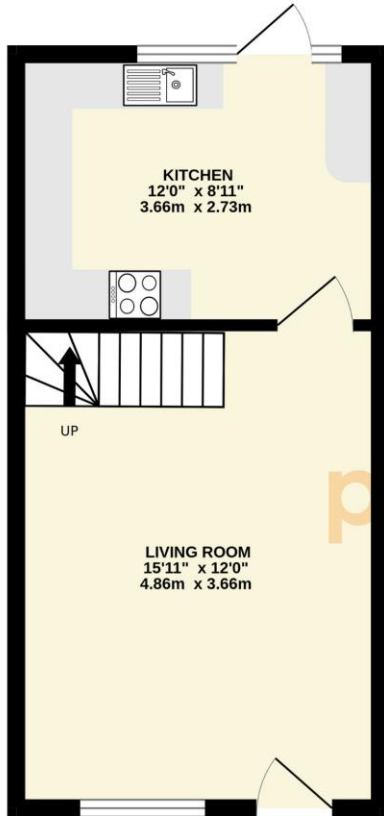
The area benefits from excellent local amenities including a Morrisons supermarket, independent shops, cafes and everyday essentials, all within easy reach. For those who enjoy the outdoors, the beautiful Catton Park is just a short distance away, offering expansive green space, woodland walks and a great place to unwind.



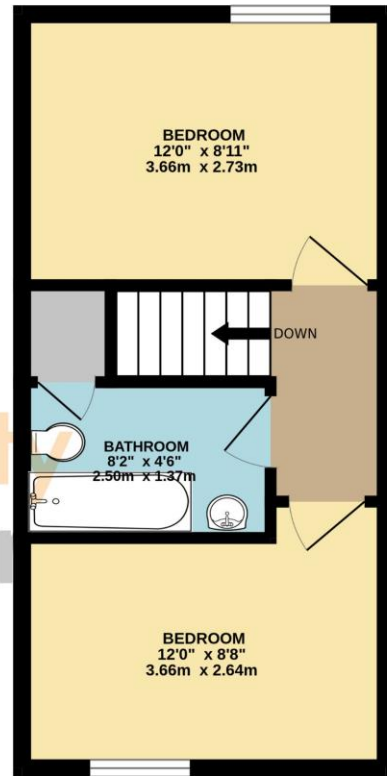
Outside

Outside, the property further benefits from a private off road parking space and a well maintained, fully enclosed rear garden. The garden features a patio area, a well kept lawn, and a useful outdoor shed.

GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 597 sq.ft. (55.4 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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, GAS CENTRAL HEATING

Selling your home?

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

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98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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