

propertyladder



Lindley Close, Norwich, NR6

A Two Bedroom Extended Semi-Detached House

£250,000 to £260,000 FREEHOLD



Where Space Meets Contemporary Style

This extended semi-detached home in Old Catton offers a little more than most, benefiting from an impressive open plan kitchen/living/dining space, ground floor WC, off road parking for three vehicles and the further advantage of a garage!

The ground floor comprises a formal entrance porch leading into a bright and spacious living room, before opening into the real stand out feature of the home; a modern kitchen with integrated appliances throughout, which has been thoughtfully extended to create a substantial open plan kitchen/living/dining space. Two large skylights and French doors flood this impressive room with natural light, whilst the extension also incorporates a useful ground floor WC and storage cupboard. Upstairs, there are two well proportioned double bedrooms, complemented by a modern shower room. Further benefits include a Hive heating system, new flooring throughout the ground floor, new sockets and switches, and redecoration throughout.



“garden has been designed with low maintenance in mind, being predominantly laid to patio”



- Driveway For Three Vehicles & Garage
- Two Double Bedrooms
- Extended Open Plan Kitchen/Living Accommodation With Skylights
- Ground Floor WC & First Floor Shower Room
- Generous Size & Low Maintenance Garden
- Convenient Entrance Porch & Living Room
- Modern Kitchen With Built In Appliances



Location

Lindley Close is tucked away within a quiet residential cul-de-sac in the popular suburb of Old Catton, offering a peaceful setting while remaining conveniently positioned for everyday amenities and access into Norwich. The property is within easy reach of local schools, including Old Catton C Of E Junior School, as well as local shops and Morrisons at The Paddocks for day to day essentials. The area is also well served by regular bus services, with nearby stops providing links into Norwich and surrounding areas.

For those who enjoy the outdoors, Catton Park and the village's recreation spaces provide excellent opportunities for walking, running and leisure, while the historic village centre is home to popular local amenities and traditional pubs. With Norwich city centre easily accessible by road and public transport, together with Norwich International Airport within close proximity.



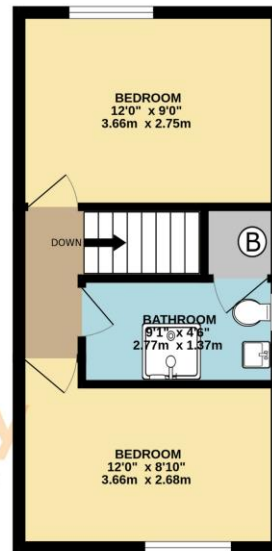
Outside

Outside, the property benefits from a private driveway to the front, providing off road parking for up to three vehicles, whilst further benefiting from a garage with full power, lighting and water supply, together with a recently fitted electric garage door. To the rear, the garden is an impressive size, extending around both the rear and side of the property. The garden has been designed with low maintenance in mind, being predominantly laid to patio and providing an excellent space for outdoor entertaining. A large pergola creates a particularly attractive seating and entertaining area.

GROUND FLOOR
419 sq.ft. (38.9 sq.m.) approx.



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



TOTAL FLOOR AREA: 717 sq.ft. (66.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual dimensions and areas are not guaranteed and are for guidance only.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 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, Mains Drainage, Mains Gas, Electricity



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