

propertyladder



Lindley Close, Norwich, NR6
A Modern Two Bedroom Mid Terrace Home.

£240,000 FREEHOLD



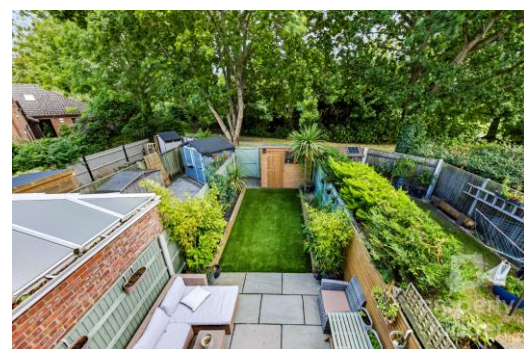
ESTATE AGENT
IN NORWICH
(NR10-16)

A Fresh, Renovated Home With Comfort

Tucked away within a quiet cul-de-sac of Old Catton, this modern mid terrace home has been recently renovated to a high standard by the current owners, creating a move in ready home!

The ground floor comprises a spacious living room, together with a modern kitchen/diner fitted in 2025, spanning the rear of the property and featuring French doors opening directly onto the garden. Upstairs, there are two well-proportioned double bedrooms, positioned to the front and rear respectively, alongside a modern bathroom fitted in 2023. Further practical upgrades include a Hive heating system, new radiators throughout, a fully boarded loft with drop down ladder, and a three-year-old boiler which remains under warranty until 2028.

“enclosed rear garden has been recently landscaped and enjoys a pleasant, leafy and non overlooked backdrop”

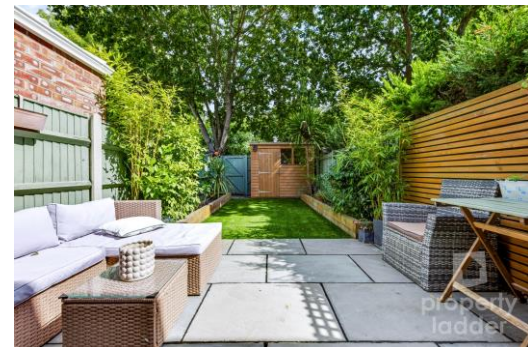
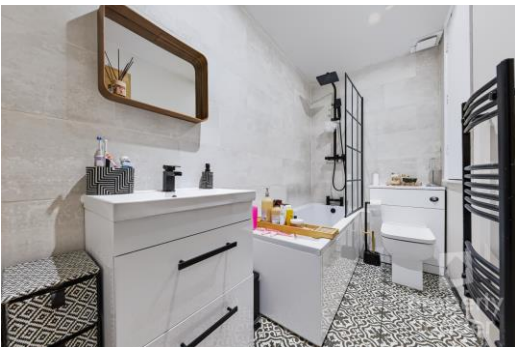


- Mid Terrace Home
- Two Double Bedrooms
- Modern 2025 Fitted Kitchen/Diner
- Private Driveway & Additional Allocated Parking Space
- Quiet Cul-De-Sac Position Within Old Catton
- Landscaped & Non Overlooked Garden
- First Floor Family Bathroom
- Fully Boarded Loft & Hive Heating System
- Spacious 16ft Living Room



Location

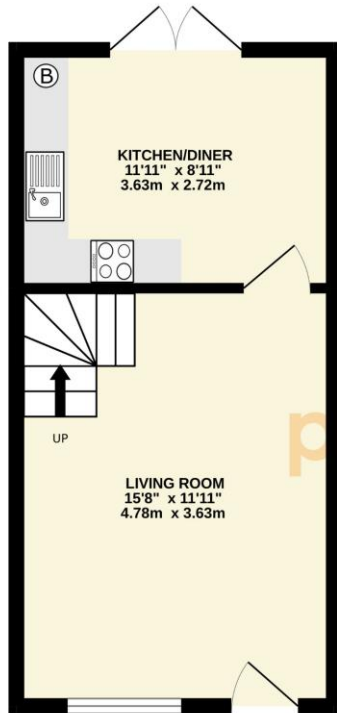
Lindley Close is tucked away within a quiet residential cul-de-sac in the popular suburb of Old Catton, offering a peaceful setting while remaining conveniently positioned for everyday amenities and access into Norwich. The property is within easy reach of local schools, including Old Catton C Of E Junior 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.



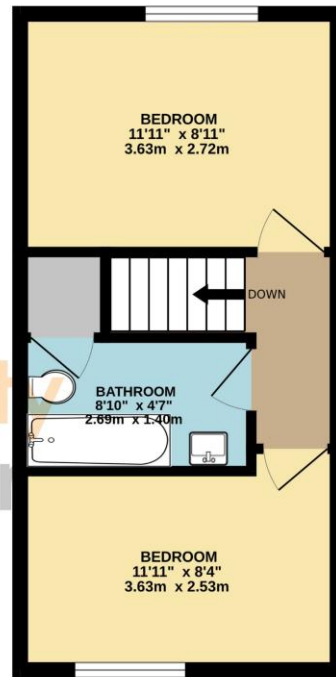
Outside

Outside, the property benefits from a shingle driveway providing off road parking for one vehicle, together with an additional allocated parking space situated to the side of the house. The fully enclosed rear garden has been recently landscaped and enjoys a pleasant, leafy and non overlooked backdrop. The garden is thoughtfully arranged with a paved patio area, artificial lawn, raised flower beds and an outdoor shed with power. An additional benefit is gated access to the rear providing added practicality.

GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 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



01603
898100

98 Crostwick Lane
Spixworth
Norfolk
NR10 3NQ

sales@propertyladderonline.com


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All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

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