

# propertyladder



## Lindley Close, Norwich, NR6 7LL

A smart Two Bedroom Semi-Detached House!

**GUIDE PRICE £250,000** freehold



BRITISH  
PROPERTY  
AWARDS

2023 & 2024



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# EXCELLENT FIRST TIME BUY!

This charming semi-detached house is beautifully situated in a popular cul-de-sac within the highly desirable village of Old Catton.

Upstairs you'll find the two bedrooms are spacious and well-lit, providing a comfortable retreat. Whether you need a guest room, a home office, or a cozy bedroom, these rooms offer flexibility to suit your needs. The conservatory is a standout feature, designed to flood the space with natural light. It's a perfect spot for a morning coffee.



“conservatory is a standout feature, designed to flood the space with natural light”



## Overview

- SEMI DETACHED HOUSE
- TWO BEDROOMS
- KITCHEN - BREAKFAST ROOM
- CONSERVATORY
- GARAGE
- DRIVEWAY
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- GAS CENTRAL HEATING  
(new boiler 2023)
- MUST BE SEEN!



## Location

Old Catton is a suburban village in Norfolk which lies 2 miles to the north-east of central Norwich. The parish is bounded by the Norwich International Airport at Hellesdon to the west and Sprowston to the east. Catton Park is a local beauty spot with approximately 72 hectares of unspoiled green space. Amenities in Old Catton include a primary and a nursery school, medical practice, veterinary surgery, dental surgery and a range of privately owned businesses.

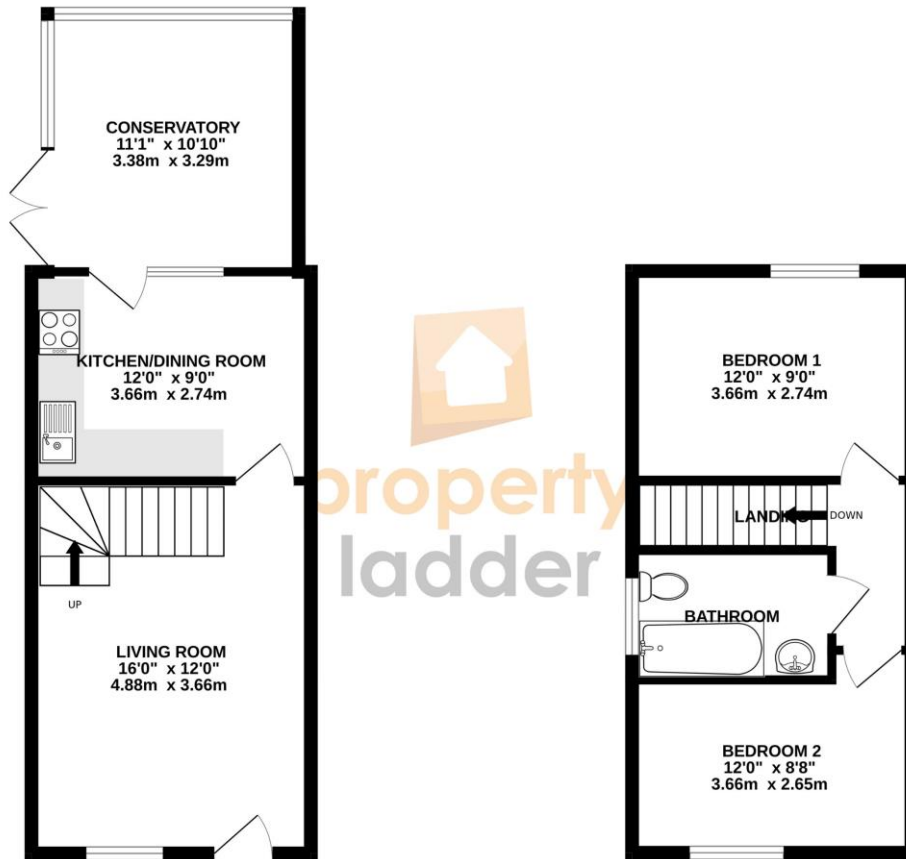


## Outside

The enclosed garden is a private oasis, perfect for outdoor relaxation. Whether you enjoy gardening, hosting barbecues, or simply lounging in the sun, this space offers endless possibilities. It's also a safe area for children and pets to play. Additional features include a convenient garage and a driveway, making this an exceptional opportunity to own a lovely home in a sought-after location

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.  
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**FULL EPC AVAILABLE UPON REQUEST**

**COUNCIL TAX BAND: B**

**LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL**

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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# Selling your home?

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

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

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