



Lindley Close, Old Catton, Norwich

Guide Price £190,000 Freehold

Energy Efficiency Rating : TBC

- ✓ Updated & Modernised Terraced Home
- ✓ Quiet Cul-De-Sac Position
- ✓ Immaculately Presented
- ✓ Modern Kitchen/Breakfast Room
- ✓ Two Double Bedrooms
- ✓ Modern Bathroom Suite
- ✓ Off Road Parking for 3/4 Cars
- ✓ Large & Private Rear Garden

To arrange an accompanied viewing please call our Costessey Office on 01603 336446





MOVE STRAIGHT IN! Set within the popular north suburb of Old Catton, this **MODERNISED** and **IMPROVED**, two bedroom terraced home is an **IDEAL FIRST HOME**. The owner has carried out **EXTENSIVE** works over the years, ranging from a **NEW KITCHEN**, and **BATHROOM**, to a new **HEATING SYSTEM** - allowing the new owner to move straight in with no work needed. The property is **TUCKED AWAY** in a **CUL-DE-SAC** setting, with **OFF ROAD PARKING** for 3/4 **CARS** which is **INCREDIBLY RARE** in the area. The property begins with the **SITTING ROOM** offering a **COSY** and **SPACIOUS** feel, which in turn provides access to the **MODERN KITCHEN/BREAKFAST ROOM**, and access to the rear garden. Upstairs, there are two **DOUBLE BEDROOMS**, coupled with a **MODERN BATHROOM SUITE**. Externally, a **LOW MAINTENANCE** garden with a **PATIO** area and **ARTIFICIAL LAWN**. There is then a gate, providing **NEARBY FIELD WALKS**. To the front, there is additional communal parking.

LOCATION

Old Catton is a popular north suburb of Norwich. Benefiting from a range of local amenities including shops and schooling. There is regular bus service into the city of Norwich with a Park and Ride facility at Norwich International Airport which is close by.

DIRECTIONS

You may wish to use your Sat-Nav (NR6 7LL), but to help you... On leaving Norwich head north on Magdalen Road, continue onto and up Constitution Hill, and straight across the roundabout. At the traffic lights, proceed

straight onto North Walsham Road, turning left onto White Woman Lane.

Proceed down until you reach a 'T' junction, taking a left hand turn onto Spixworth Road, then an immediate right onto Lodge Lane. Proceed until the first left hand turn onto Priors Drive, then a take a left onto Lindley Close. Follow the road around where you can find the property tucked away, with the parking area to the side.

The property is approached with off road parking to the side of the property, there is then a small frontage with a hard standing pathway.

uPVC double glazed door to:

SITTING ROOM

15' 10" x 11' 11" (4.83m x 3.63m) Wood effect flooring, radiator, uPVC double glazed window to front, stairs to first floor landing with under stairs storage cupboard, coved ceiling, door to:

KITCHEN/DINING ROOM

12' x 9' 6" (3.66m x 2.9m) Modern fitted range of wall and base level units with complementary square edge work surfaces, and inset sink and drainer unit with mixer tap, tiled splash backs, inset electric ceramic hob and built-in electric oven with extractor fan, built-in eye level microwave, tiled flooring, space for washing machine, dishwasher and fridge freezer, tiled flooring, radiator, uPVC double glazed window to rear, uPVC double glazed door to rear, coved ceiling.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet, loft access hatch, doors to:

DOUBLE BEDROOM

12' 1" x 9' (3.68m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to rear, coved ceiling.

DOUBLE BEDROOM

12' 1" x 8' 4" (3.68m x 2.54m) Fitted carpet, radiator, uPVC double glazed window to front, coved ceiling.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer over, panelled bath with mixer shower tap, wood effect flooring, heated towel rail, built-in airing cupboard housing gas fired central heating boiler, coved ceiling with extractor fan.

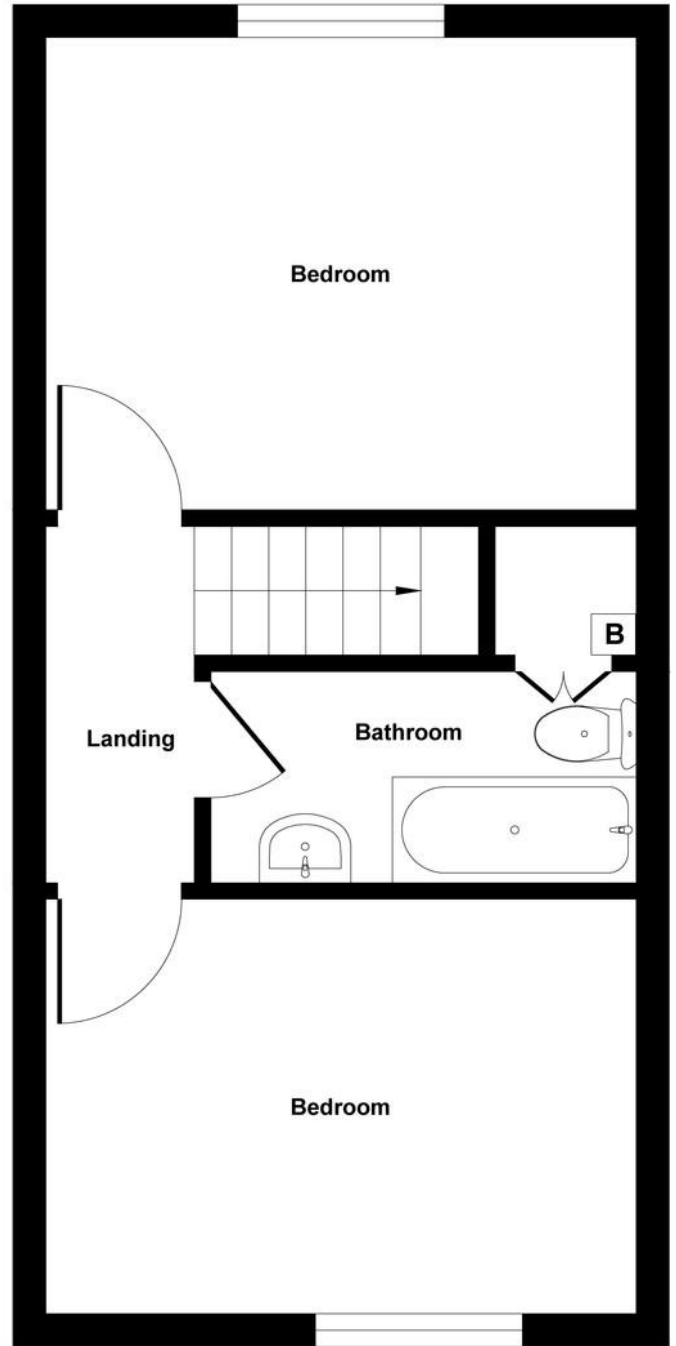
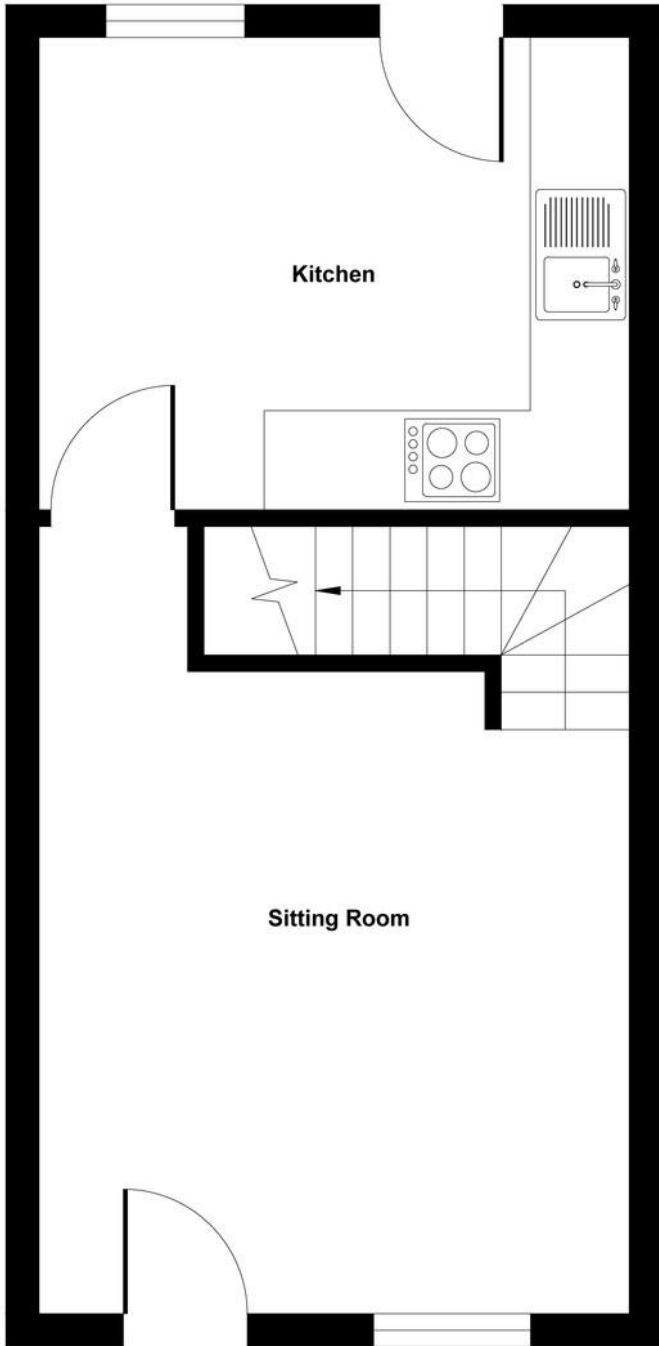
OUTSIDE REAR

Upon leaving the property via the kitchen door you are immediately greeted with a patio area perfect for an outdoor seating area. The garden is then mainly laid to artificial lawn meaning you can have the full extent of a turfed garden but with low maintenance. There is then standing for a shed, and a gate in the back of the fence which gives access to nearby footpaths.

PARKING

To the front of the property there is unallocated parking and to the side you have a shingled area along with a turfed lawn area which provides off road parking for 3/4 vehicles.





Ground Floor
 Approximate Floor Area
 305 sq. ft
 (28.33 sq. m)

First Floor
 Approximate Floor Area
 305 sq. ft
 (28.33 sq. m)

Approx. Gross Internal Floor Area 610 sq. ft / 56.66 sq. m

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements