



31 Whitethorn Close, Norwich

Norwich



Minors & Brady



# 31 Whitethorn Close

## Norwich

Whitethorn Court in Old Catton puts you minutes from Norwich city centre yet in a quieter village setting with green space on your doorstep. This two-bedroom flat has its own private entrance, a light multi-aspect living/dining room, and a kitchen with plenty of storage and views over the communal gardens. Both bedrooms are true doubles, with a modern shower room, heated towel rail, and separate WC. Outside, there's shared parking, tidy gardens you don't have to maintain, and Old Catton Park for walks, Parkruns, or fresh air after work. Excellent transport links include buses into Norwich, rail services to London, and Norwich International Airport just two miles away. A practical, well-located first step onto the property ladder.

- Two genuine double bedrooms, both large enough for a double bed and other furniture
- Private entrance with hallway, giving the flat a house-like feel and space for coats, shoes or storage
- Light multi aspect living and dining room with windows on more than one side bringing in plenty of natural light
- Kitchen with ample storage and garden views, offering good cupboard space, worktops and an outlook over the communal gardens
- Modern shower room with heated towel rail, fitted with an enclosed shower, vanity basin and contemporary fittings
- Separate WC next to the shower room, practical for shared living or when guests visit
- Well kept communal gardens, providing green space to enjoy without the maintenance responsibilities
- Shared parking area, with spaces available for residents and visitors







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## The Location

Positioned within the village of Old Catton, offering an ideal merge of rural and modern convenience. Located just a short 45-minute walk or a 15-minute drive from the vibrant city of Norwich, residents of The Warren enjoy a peaceful, countryside lifestyle with the added benefit of easy access to the city's rich array of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and nearby areas, ensuring commuting and access to local attractions. For those who prefer rail travel, the nearby train station offers direct connections to major cities, including London's Liverpool Street, with an impressive journey time of just 90 minutes.

In addition, Norwich International Airport, only 2 miles away, serves as a gateway to numerous UK destinations, including Amsterdam, Malta, Portugal and the Canaries.

A significant highlight is the 70-acre Old Catton Park. This conservation area offers a picturesque landscape that evolves with the seasons, making it an ideal setting for leisurely dog walks or simply enjoying the outdoors.

Each Saturday, the park hosts a Parkrun, adding to the sense of community and offering a fun way to stay active.



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### Whitethorn Court, Old Catton

This two-bedroom flat in Catton has its own private entrance, giving it more of a house-like feel than many flats. Stepping inside, a hallway connects the main rooms, providing space for coats, shoes, or storage furniture without walking straight into a living area.

The property includes two genuine double bedrooms, both large enough to comfortably fit a double bed and additional furniture. The shower room has been updated with a modern enclosed shower, a wash basin set into a useful vanity unit, and a heated towel rail.

The WC is located in a separate room next door, making it practical for shared living.

The kitchen has a good amount of cupboard and worktop space, with room for appliances, and its window overlooks the communal garden area, providing a pleasant view while cooking or washing up.

The living and dining room is generously sized and benefits from multiple aspects, allowing natural light to enter from more than one side of the room. This creates a bright, comfortable space for relaxing or entertaining.





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Outside, residents can enjoy the well-kept communal garden areas, which offer green space without the upkeep of a private garden. There is a shared parking area for residents and visitors; while spaces are not allocated, parking is generally available.

This property is in good condition and would suit a first-time buyer looking for a practical home in a convenient location.

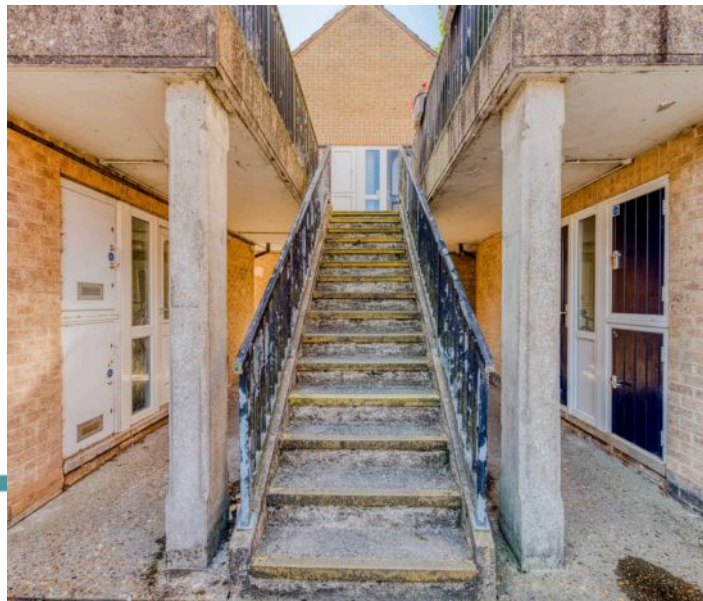
### Agents Note

Sold Leasehold (89 years remain)

Ground Rent: £10

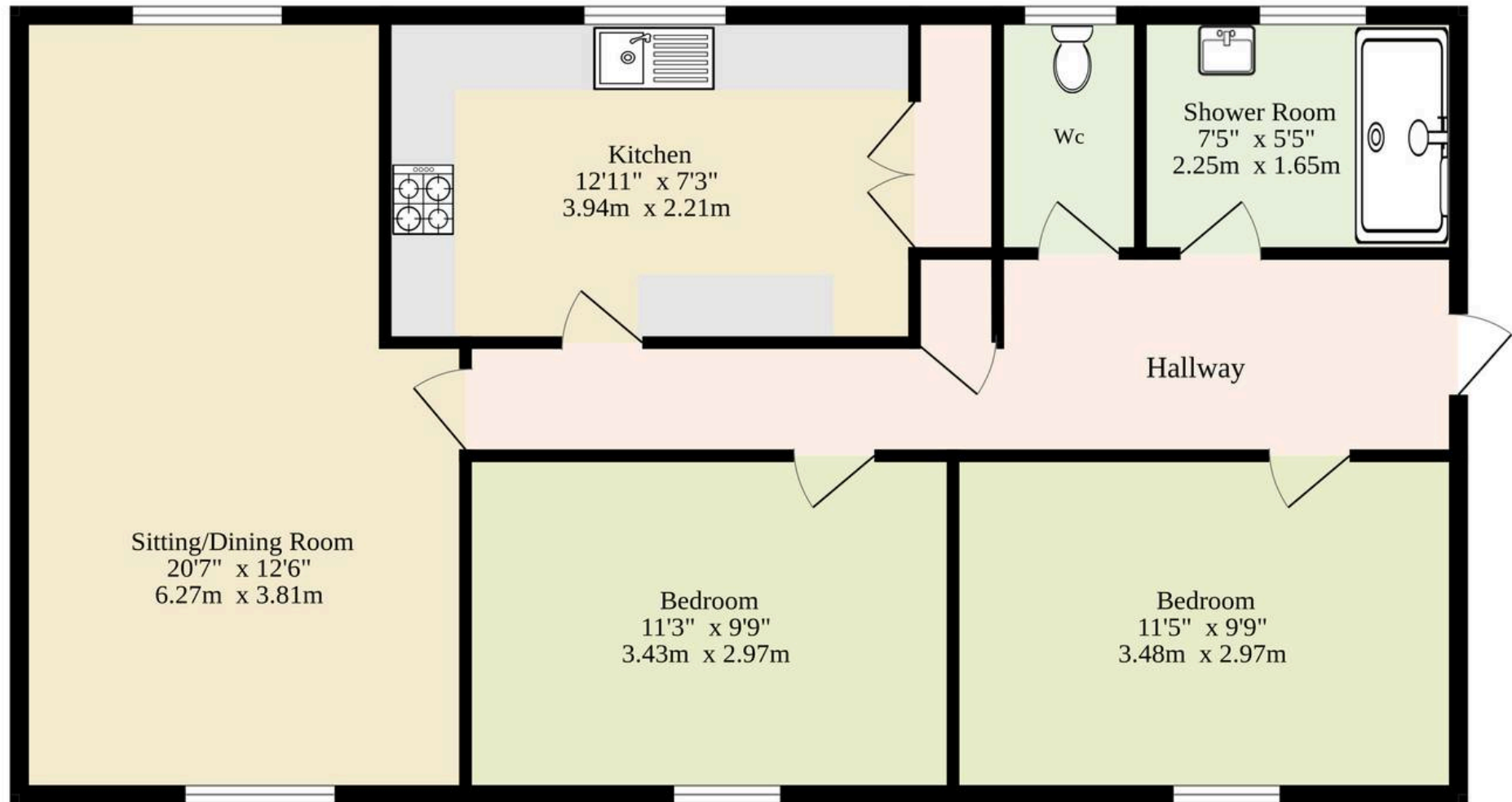
Maintenance: £368 (last years figures)

Connected to all mains services.



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783 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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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