



6, Pleasant Close, Norwich

Norwich



Minors & Brady



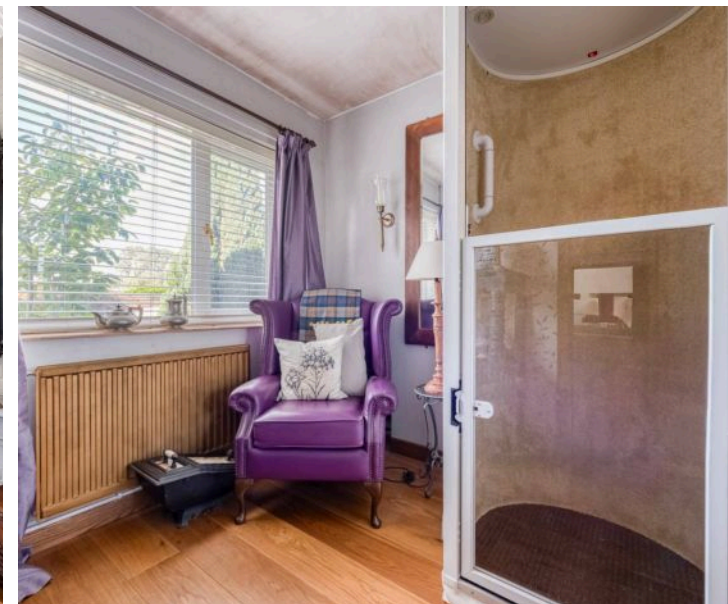
## 6, Pleasant Close

Norwich, Norwich

Filled with character and thoughtful updates, this terraced home offers generous living space with modern convenience and a south-facing outlook. The lounge, complete with a decorative fireplace, flows into a light-filled conservatory overlooking the courtyard garden, finished with a newly laid resin patio and decorative planting, enjoying a non-overlooked position. A new kitchen with integrated Zanussi appliances, farmhouse-style sink, and practical tiled flooring adds contemporary appeal, while a versatile ground-floor office with lift access enhances flexibility. Three bedrooms, each with built-in wardrobes, are complemented by a well-appointed family bathroom with both bath and shower. An en-bloc garage, allocated parking, and easy access to local shops, a Co-op supermarket, pharmacy, post office, pubs, and cafés complete this inviting property.

### Location

Pleasant Close is positioned in the sought-after suburb of Old Catton, a well-established area just north of Norwich that offers a great mix of local amenities and green spaces. Everyday needs are well catered for with a Co-op supermarket, pharmacy, and post office all close by, while larger shopping options are available at the nearby Sprowston Retail Park and the city centre, which is only a short drive away. The area is also served by well-regarded schools such as Lodge Lane Infant School and Old Catton Junior School, making it appealing for families. Catton Park provides 70 acres of woodland, open meadows, and walking trails, perfect for leisure and outdoor activities. Excellent bus services run regularly to Norwich, and the location gives easy access to the Northern Distributor Road for wider travel. Norwich International Airport is also conveniently close, while local pubs, cafés, and eateries add to the welcoming community feel.



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### Pleasant Close, Old Catton

Step inside through the porch, where a useful storage cupboard and good natural light create a welcoming start. From here, the lounge unfolds as a generous living space, finished with wood flooring that continues throughout and complemented by light-toned textured walls. A cast iron-style fireplace with decorative detailing forms an elegant centrepiece, while a large front-facing window draws in daylight. The ceiling's textured finish and chandelier-style fittings add further character.

A striking metal spiral staircase with wooden treads rises to the upper level, while wide sliding glass doors open into the conservatory. This bright extension features white-painted brickwork, tiled flooring, and a pitched translucent roof. Surrounded by wraparound windows, it offers uninterrupted views of the garden and a calm, airy atmosphere.

The new kitchen is fitted with modern white cabinetry, finished with brushed metal handles for a sleek look. Dark stone-effect worktops and matching splashbacks provide a strong contrast, giving the space a contemporary feel. A farmhouse-style ceramic sink with a chrome mixer tap and flexible spray head is positioned beneath a wide window, offering views of the garden. Integrated appliances include a Zanussi double oven, induction hob, and a stainless steel extractor hood set within the cabinetry. Ample storage is provided by a mix of cupboards and deep drawers, with green-toned ceramic floor tiles chosen for both practicality and durability.

Also on the ground floor, a versatile office is finished with wood flooring and neutral décor, making it ideal for home working or quiet study. A large window with fitted blinds fills the room with light, and the addition of a compact residential lift provides practical access to the upper floor, perfectly suited for multi-generational living.



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Upstairs, the landing leads to three well-sized bedrooms, all finished with wood flooring and benefiting from built-in wardrobes. Two doubles offer generous proportions, while the third provides versatility for a guest room, nursery, or study, and includes direct access to the lift. The family bathroom is well-appointed with both a full-sized bath and a separate shower enclosure finished with marble-effect panels. A pedestal wash basin, WC, frosted window, and tiled walls complete the space, along with a generous storage cupboard.

Outside, the rear garden has been thoughtfully landscaped for easy maintenance, featuring a newly laid resin patio and pathways framed by painted brickwork, established planting, colourful flowers, and decorative borders. With a south-facing aspect and a non-overlooked position, it creates a private and low-maintenance setting for relaxation. At the front, red brickwork, dark shingle cladding, and mature shrubs give the house a warm and appealing presence. Practical benefits include an en-bloc garage and one allocated off-road parking space.

### Agents notes

We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- B

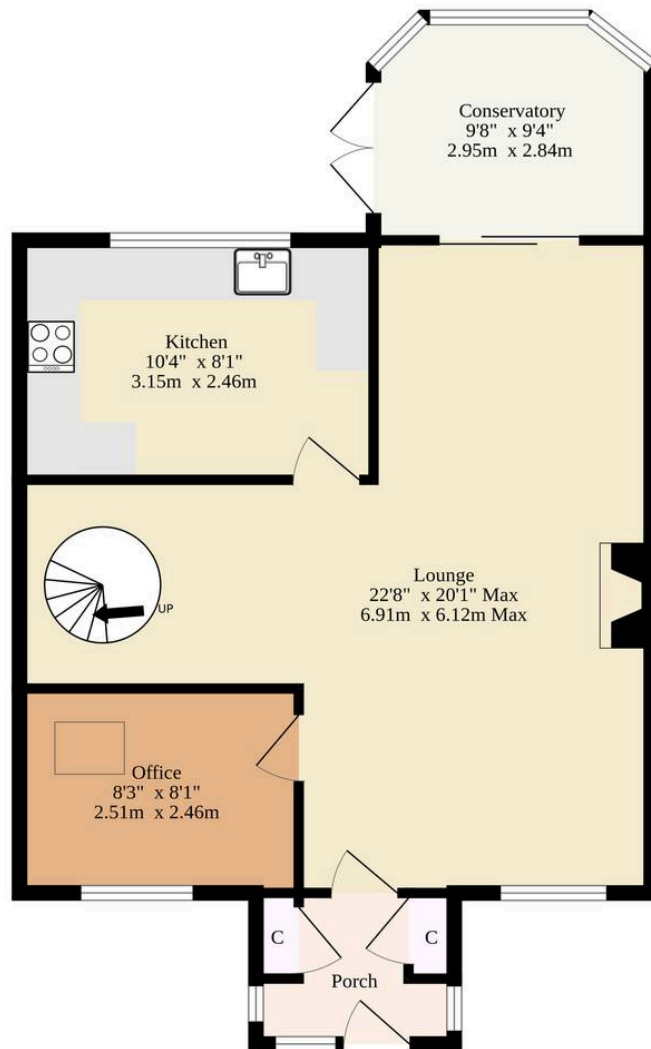
Annual maintenance fee of £10



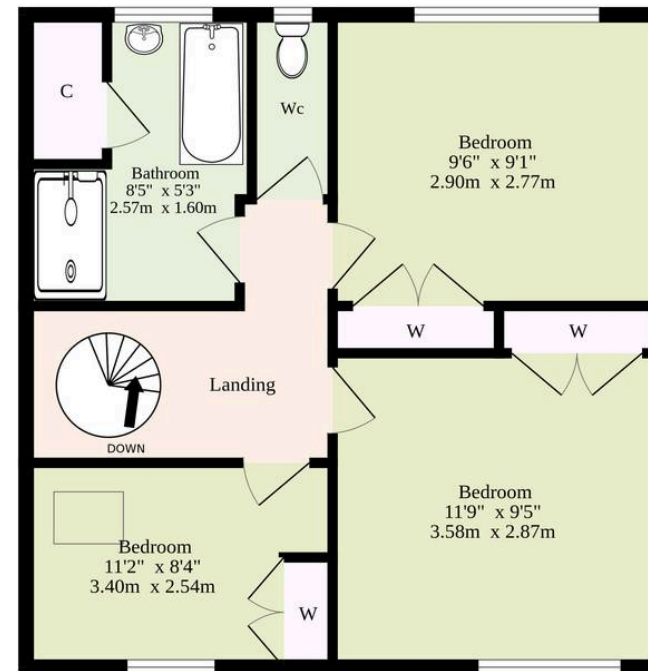
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Ground Floor  
669 sq.ft. (62.2 sq.m.) approx.



1st Floor  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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, 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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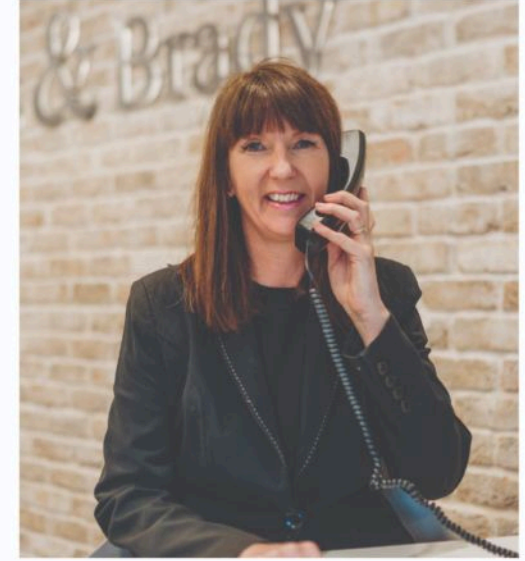
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