



14 Lindley Close, Norwich

Norwich



In Excess of
Minors & Brady

14 Lindley Close

Tucked into a convenient and well-connected setting, this modern home immediately appeals with its balance of style, comfort and everyday practicality, making it well suited to first-time buyers, downsizers or investors alike. Within easy walking distance of schools, shops and open green space, the location enhances its everyday convenience, while features such as gas central heating, off-road parking and a private rear garden add further appeal. Inside, bright and welcoming living space flows seamlessly into a contemporary kitchen/diner overlooking the garden, creating a layout ideal for both daily life and entertaining. Upstairs offers two well-proportioned bedrooms finished in modern tones alongside a sleek, well-appointed bathroom. Outside, the enclosed garden provides a pleasant mix of lawn and patio, complemented by established planting and practical storage.

- Modern, well-presented home in a convenient residential location
- Within walking distance of schools, shops and green recreational space
- Bright lounge and contemporary kitchen/diner overlooking the garden
- Two bedrooms and a modern bathroom suite
- Double glazing and gas central heating throughout
- Off-road parking via a private driveway
- Enclosed rear garden with patio area, lawn and timber shed
- Rear access via a service passage for added practicality





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14 Lindley Close

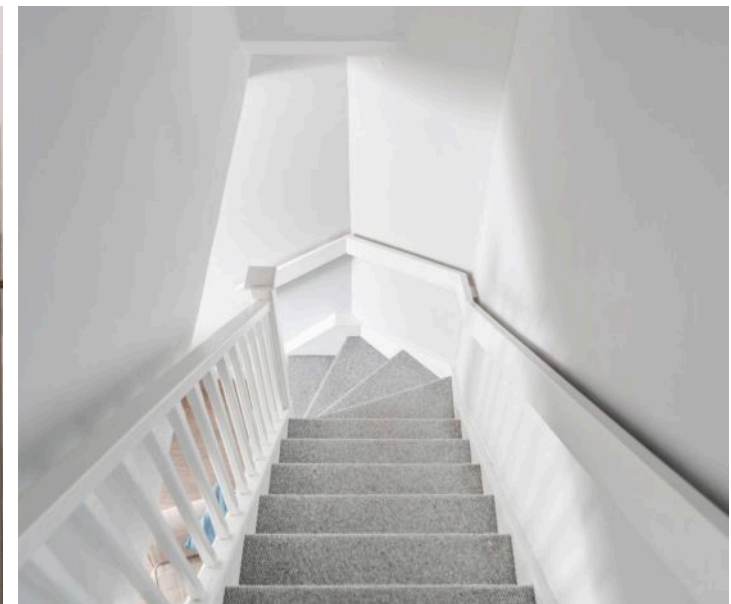
The Location

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 Church Street 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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Lindley Close, Old Catton

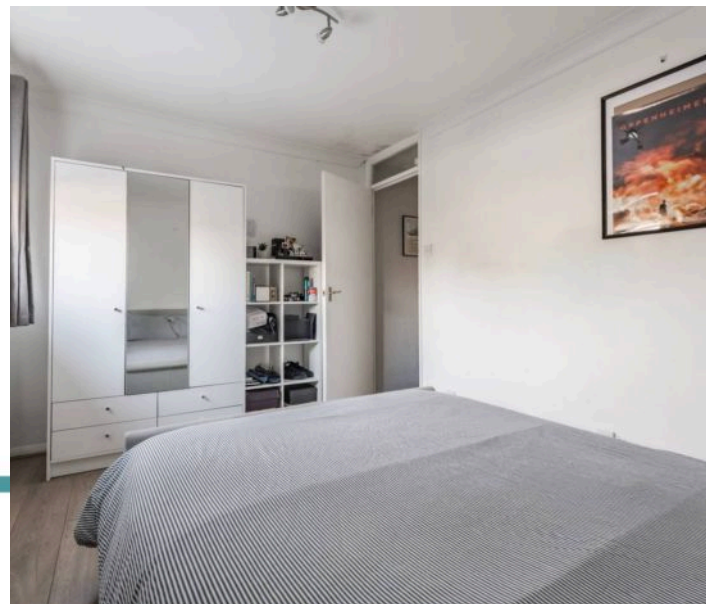
This well-presented modern home is ideally positioned within easy walking distance of local schools, shops and a generous green recreational area, making it a practical choice for a wide range of buyers.

The property benefits from double glazing, gas central heating, off-road parking via its own driveway, and a private rear garden, offering both comfort and convenience.

Inside, the lounge is a bright and welcoming space with a pleasant outlook to the front. There is plenty of room for everyday living furniture, complemented by a contemporary wood-effect floor.

To the rear, the kitchen/diner overlooks the garden and comfortably accommodates a four-seat dining table. Fitted with modern grey units, the kitchen has a clean, up-to-date feel, with contrasting tiled splashbacks and stylish work surfaces. There is space for an electric cooker, a tall fridge freezer and plumbing for a washing machine.

A swan-neck tap sits above a stainless-steel sink, and the porcelain tiled floor adds a practical finish. A door provides direct access to the garden.



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Upstairs, the main bedroom is a comfortable double room with a rear-facing aspect and wood-effect flooring. The second bedroom, positioned at the front of the property, is a small double and finished in a modern grey wood-effect floor.

The bathroom features a contemporary white suite comprising a panelled bath, WC and wash basin, complemented by coordinated splashbacks, a heated towel rail and vinyl flooring.

Outside, the front of the property offers a private parking space alongside a shingled area suitable for planting or pots. The enclosed rear garden is mainly laid to lawn and includes a patio seating area, a mature acer tree and a timber shed.

There is also rear access via a service passage, making the outdoor space both attractive and functional.

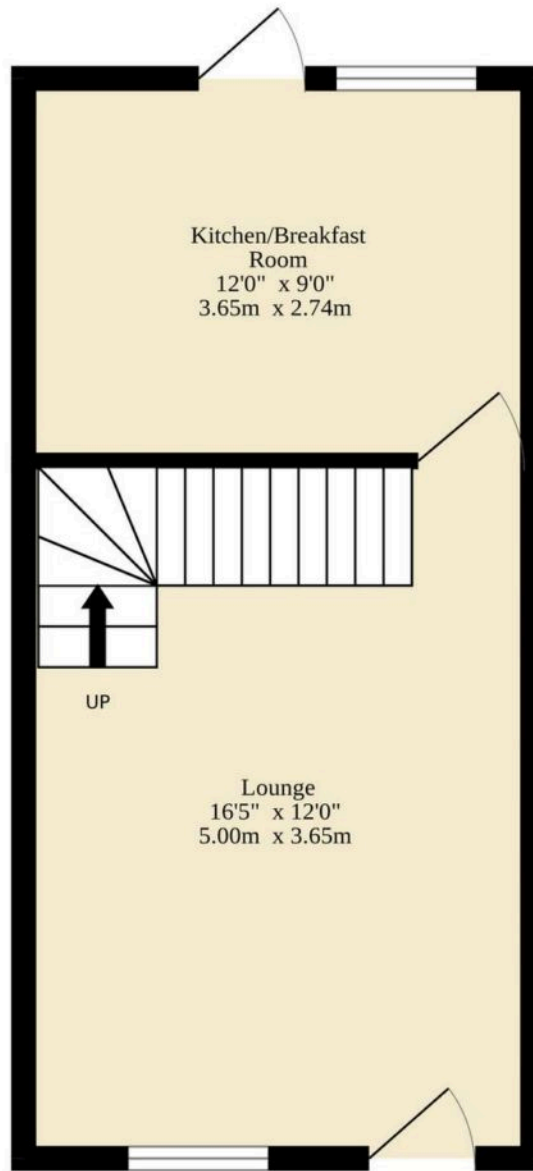
Agents Note

Sold Freehold

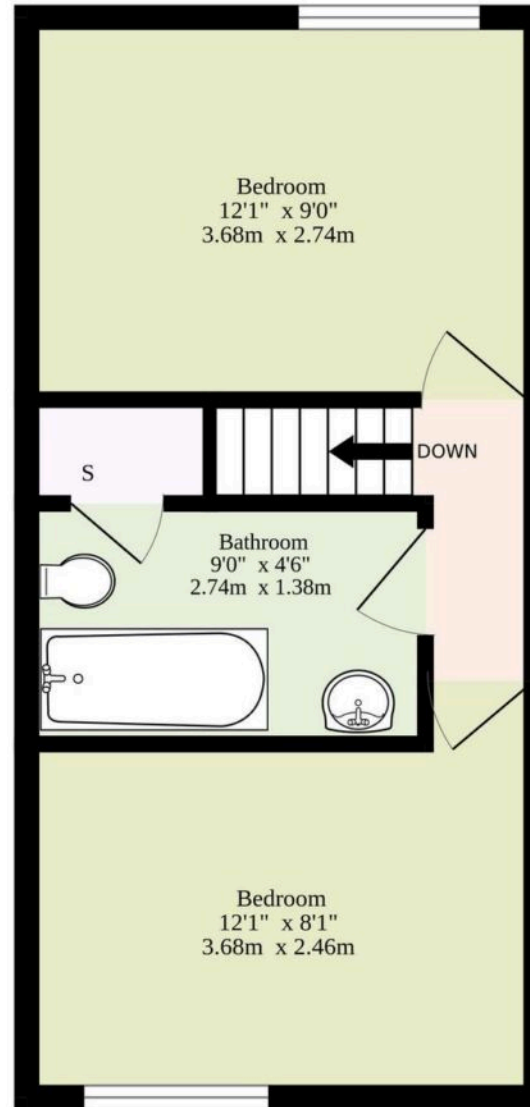
Connected to all mains services.



Ground Floor
306 sq.ft. (28.4 sq.m.) approx.



1st Floor
274 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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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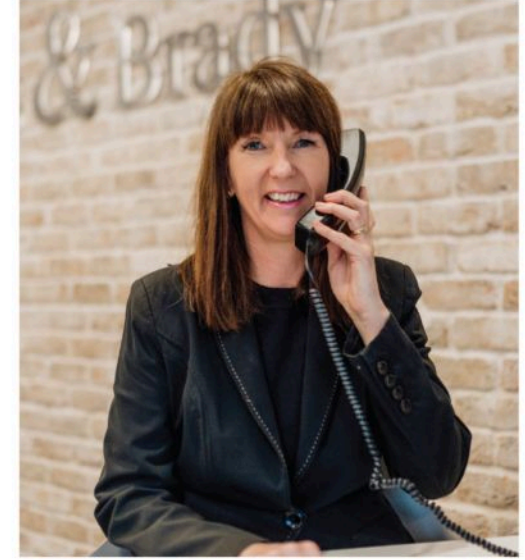
Dreaming of this home? Let's make it a *reality*



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