



19 Lindley Close, Norwich

Norwich



Minors & Brady

19 Lindley Close

An excellent opportunity to acquire a stylish and easy-to-maintain home in a sought-after residential setting. This property is perfectly suited to buyers seeking a straightforward move with no immediate work required. The layout has been designed with practicality in mind, offering well-balanced living and sleeping accommodation. Both indoor and outdoor spaces are manageable yet functional, catering to modern lifestyles. The inclusion of private parking and a secure garden enhances everyday convenience. A smart choice for those prioritising comfort, simplicity, and location.

- Immaculately presented throughout
- Two spacious double bedrooms
- Bright and comfortable lounge
- Modern fitted kitchen
- Contemporary bathroom suite
- Enclosed rear garden
- Off-road parking
- Well-maintained and move-in ready
- Practical and well-balanced layout
- Ideal for first-time buyers or investors





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The Location

Lindley Close is positioned within the village of Old Catton, offering an ideal blend of rural charm and modern convenience. Located just a short 45-minute walk from the vibrant city of Norwich, residents of Lindley Close enjoy a peaceful countryside lifestyle with the added benefit of easy access to the city's wide range of amenities.

The village is superbly connected, with excellent bus services linking to Norwich and surrounding areas, making commuting and access to local attractions straightforward. For those who prefer rail travel, the nearby train station provides direct connections to major cities, including London's Liverpool Street, with an impressive journey time of around 90 minutes. In addition, Norwich International Airport, just 2 miles away, offers flights to a variety of UK and international destinations, including Amsterdam, Malta, Portugal and the Canary Islands.

A particular highlight for residents of Lindley Close is the 70-acre Old Catton Park. This beautiful conservation area offers a changing landscape throughout the seasons, making it perfect for dog walking or simply enjoying the outdoors. Every Saturday, the park hosts a Parkrun, fostering a strong sense of community and providing a great opportunity to stay active.



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Lindley Close, Old Catton

This immaculately presented two-bedroom terraced home in the popular area of Old Catton offers a fantastic opportunity for first-time buyers or those looking to step onto the property ladder. Well-maintained throughout, the property provides a comfortable and modern living environment with a practical layout suited to everyday living.

Upon entering the home, you are welcomed into a bright and inviting lounge, offering a pleasant space to relax or entertain. To the rear, the property features a modern kitchen, thoughtfully designed to maximise both storage and workspace, making it ideal for cooking and day-to-day use.

Upstairs, the property comprises two well-proportioned double bedrooms, each offering ample space for furnishings and flexibility for a variety of living arrangements, whether as bedrooms, a home office, or guest accommodation. The accommodation is completed by a modern bathroom fitted with contemporary fixtures.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for relaxing, gardening, or entertaining during warmer months. In addition, off-road parking adds further convenience.

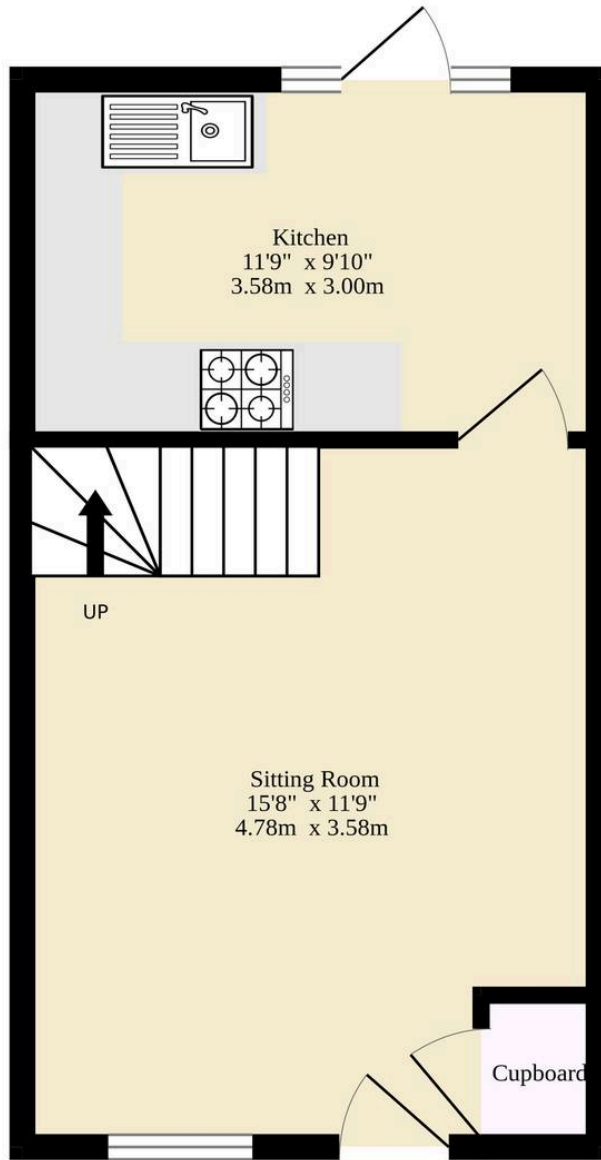
Overall, this well-presented home combines modern interiors with practical features, making it an appealing and straightforward choice for buyers seeking a ready-to-move-into property in a desirable residential location.

Agents Note

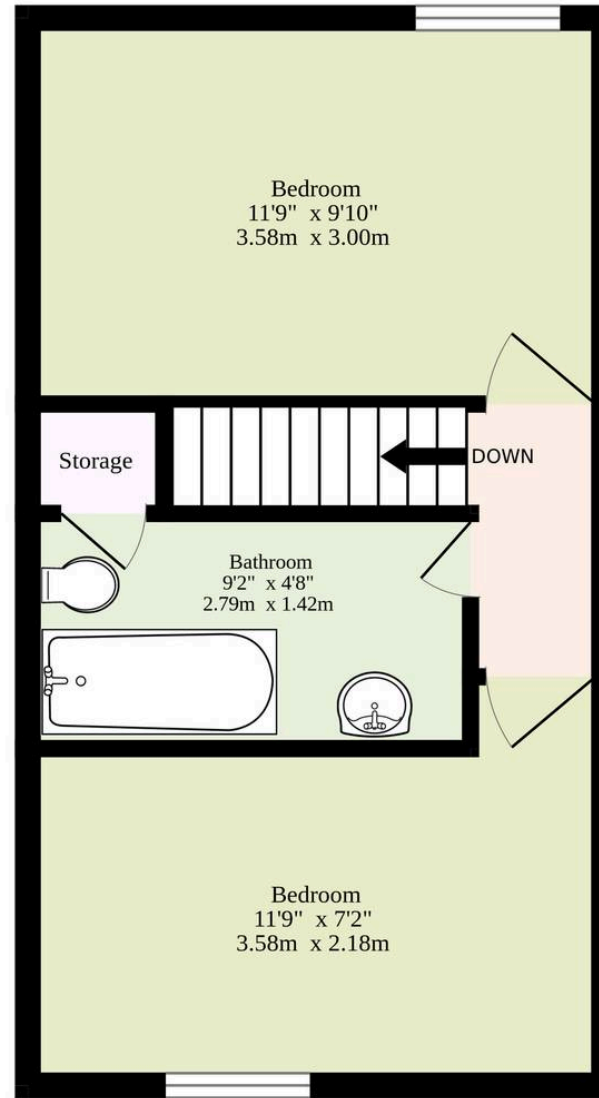
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor
296 sq.ft. (27.5 sq.m.) approx.



1st Floor
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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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