



22 Pembrey Close, Norwich

Minors & Brady



22 Pembrey Close

Norwich

Modern bungalow living at its finest, this beautifully extended detached home combines stylish interiors, generous living space and a private garden setting within a sought-after Old Catton cul-de-sac. Thoughtfully renovated throughout, the property offers contemporary finishes and a layout designed for both comfort and practicality. At its heart is a stunning open-plan kitchen and dining space with underfloor heating and bi-fold doors, creating the perfect environment for everyday living and entertaining alike. Two well-proportioned bedrooms are complemented by a sleek, recently fitted shower room, while the bright lounge provides a welcoming place to relax. Outside, the private rear garden has been designed for low-maintenance enjoyment, complete with a generous decking area for outdoor dining. With ample driveway parking, a garage and a peaceful yet convenient location, this is a home ready to be enjoyed from day one.

- Beautifully modernised and extended detached bungalow throughout
- Quiet cul-de-sac position within sought-after Catton
- Impressive open-plan kitchen and dining space with bi-fold doors
- Bright and spacious lounge filled with natural light
- Two well-proportioned bedrooms including fitted wardrobes to principal
- Contemporary shower room with sleek modern suite installed
- Underfloor heating enhancing comfort within the kitchen extension
- Private rear garden with decking and artificial lawn
- Generous driveway parking alongside a versatile single garage
- Excellent access to parks, amenities, Norwich city and airport





The Location

Catton is a highly sought-after suburb to the north of Norwich, offering an excellent balance of green open spaces, everyday convenience and easy access to the city centre. Popular with professionals, families and retirees alike, the area has developed a strong reputation for its community feel while remaining within a short drive of Norwich's vibrant shopping, dining and cultural attractions.

Residents benefit from the nearby beauty of both Catton Park and St Clement's Park, providing fantastic opportunities for dog walking, outdoor exercise, family days out and enjoying the surrounding greenery. The area is also well placed for access to neighbouring Sprowston, where a wide range of amenities can be found, including highly regarded schools, supermarkets, healthcare facilities and leisure services.

For everyday essentials, residents have convenient access to a Morrisons Daily, while larger shopping facilities, including Asda in Hellesdon, are only a short drive away. A variety of popular cafés and eateries, including Starbucks, can also be found nearby, adding to the area's appeal for modern lifestyles.

Excellent transport links further enhance the location, with regular bus services providing straightforward access into Norwich city centre. For those travelling further afield, Norwich Airport is situated just a short distance away, making both domestic and international travel easily accessible.

Despite its proximity to the city, Catton retains a more relaxed residential atmosphere, with tree-lined streets, established green spaces and a welcoming community feel. Combining convenience, connectivity and an abundance of local amenities, Catton continues to be one of Norwich's most well-rounded and desirable residential locations.





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Set within a quiet cul-de-sac in the ever-popular suburb of Old Catton, this beautifully modernised and extended detached bungalow presents an exceptional opportunity for those seeking stylish single-storey living in a convenient yet peaceful setting. Thoughtfully updated throughout, the property offers a superb balance of comfortable accommodation, contemporary finishes and attractive outdoor space, making it well suited to a wide range of buyers.

Stepping inside, a welcoming entrance hall leads through to the heart of the home. The lounge provides a bright and inviting reception space, ideal for both relaxing evenings and everyday living. Large windows allow natural light to fill the room, creating a warm and airy atmosphere.

A standout feature of the property is the impressive open-plan kitchen and dining area. Designed with modern living in mind, the kitchen is fitted with a range of sleek wall and base units alongside quality work surfaces, integrated cooking appliances and space for additional white goods. The dining area seamlessly extends the living accommodation, providing a versatile environment for family meals, entertaining guests or simply enjoying everyday life. Underfloor heating adds an extra touch of comfort, while bi-fold doors open directly onto the garden, effortlessly connecting indoor and outdoor living.



M&B



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The bungalow offers two well-proportioned bedrooms, both thoughtfully arranged away from the main living areas. The principal bedroom benefits from built-in wardrobes, providing practical storage whilst maintaining a clean and uncluttered feel. The second bedroom offers flexibility, whether utilised as a guest room, home office or additional sleeping accommodation.

Completing the interior is a stylishly appointed shower room, recently fitted with a contemporary suite incorporating a walk-in shower, wash basin, WC and heated towel rail, creating a modern and functional space.

Outside, the property continues to impress. To the front, a substantial driveway provides ample off-road parking and leads to a single garage, offering further parking, storage or workshop potential. The rear garden enjoys a high degree of privacy and has been designed for ease of maintenance, featuring artificial lawn, mature planting and a generous decking area perfectly suited to outdoor dining, entertaining or simply unwinding in the warmer months.

Agent's Note

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



M&B

Ground Floor

Approx. 843.2 sq. feet



Total area: approx. 843.2 sq. feet

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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.

Plan produced using PlanUp.

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