

propertyladder



Linnet Road, Old Catton, NR6

A Stylish 2023 Built Three Storey Four Bedroom Townhouse!

GUIDE PRICE £340,000 to £350,000 **FREEHOLD**



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

A SPACIOUS HOME DESIGNED FOR VERSATILITY!

Built in 2023, this impressive three storey townhouse in the Dovecote Gardens development offers exceptionally versatile living and bedroom accommodation arranged over three well designed floors.

The ground floor comprises an entrance hall, ground floor WC, a converted integral garage currently used as a bedroom/games room with a remaining section providing valuable storage (and easily reinstated as a full garage if desired), along with a practical utility room and a further garden room/bedroom with double doors providing access to the rear garden. The first floor enjoys a contemporary open plan layout, featuring a bay fronted living room opening into a modern kitchen/diner with built in appliances and a Juliet balcony, complemented by an additional study/bedroom. The second floor hosts three well proportioned bedrooms, including a master suite with built in wardrobes and en-suite shower room, together with a stylish family bathroom.



“accommodation arranged over three well designed floors”



Overview

- 2023 Built Three Storey Town House
- Modern Kitchen/Diner With Juliet Balcony
- Three Versatile Reception Rooms
- Ground Floor Utility Room & WC
- Converted Garage Room With Remaining Garage Storage Space
- Bay Fronted Living Room With Open Green Views
- Private Driveway & Enclosed Rear Garden
- Vendors Have Found Empty Related Purchase





Location

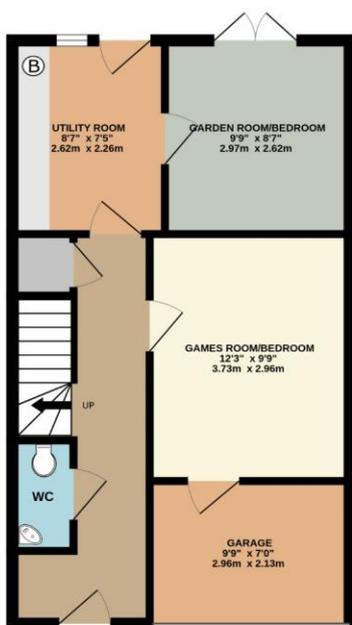
The development combines peaceful village living with easy access to urban amenities and transport links via the A1270 Broadland Northway and surrounding road network. The location benefits from a wealth of local amenities on your doorstep, including shops, supermarkets, schools, healthcare facilities, and leisure options in both Old Catton and neighbouring Spixworth, with a range of primary schools, medical practices and retail outlets within walking distance. Residents also enjoy plenty of green space nearby, such as Catton Park and other local parks, plus a vibrant community feel and easy connections to Norwich's cultural, dining and shopping scene!



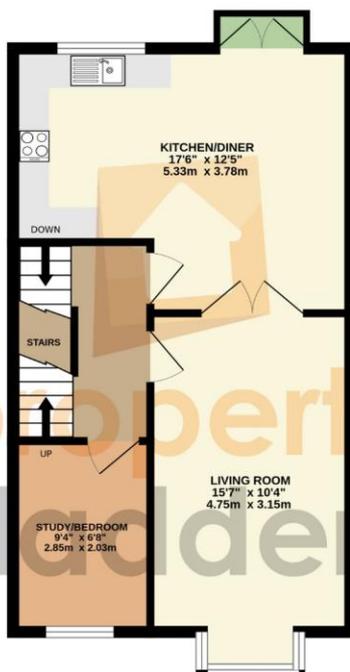
Outside

The property benefits from a private driveway providing off road parking for two vehicles. To the rear, the fully enclosed garden offers a low maintenance outdoor space, featuring a well kept lawn alongside a patio area.

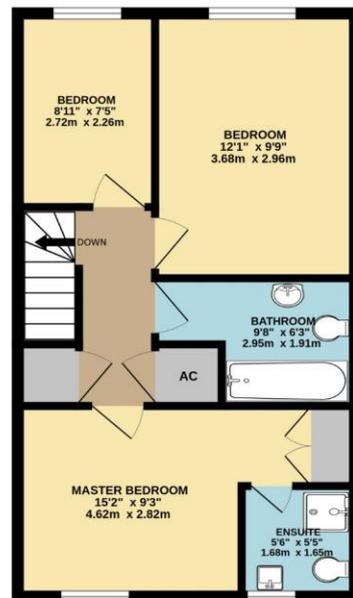
GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.4 sq.m.) approx.



2ND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1415 sq.ft. (131.4 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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