



Phoenix Avenue, Old Catton, NR6

Immaculate Turn-Key Three-Bed Semi In Sought-After Dovecote Gardens!

GUIDE PRICE £325,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

CONTEMPORARY DESIGN WITH GARDEN APPEAL!

Built in 2023 and set on the edge of the highly regarded Dovecote Gardens development, this beautifully presented three bedroom semi-detached home offers stylish, modern living in true turn-key condition—perfect for buyers looking to move straight in with nothing to do.

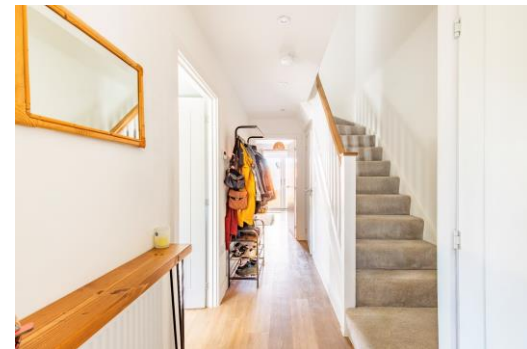
The property welcomes you with a generous entrance hall, complete with useful storage and a cloakroom/WC. A real standout feature is the impressive kitchen/dining room, designed as the heart of the home, with a central island unit—ideal for entertaining, family life, or casual dining.

To the rear, the spacious living room enjoys a pleasant outlook and opens directly onto the garden, creating a seamless indoor-outdoor feel.

Upstairs, the principal bedroom benefits from built-in storage and a sleek en suite shower room. Two further bedrooms and a contemporary family bathroom complete the accommodation, all finished to a high standard in neutral tones.



“ a patio and lawn—perfect for relaxing or entertaining ”



Overview

- Built In 2023 – Nearly New Home
- Three Bedroom Semi-Detached House
- Turn-Key Condition Throughout
- Stunning Kitchen/Dining Room With Island
- Principal Bedroom With En Suite & Built-In Storage
- Modern Family Bathroom & Ground Floor WC
- Partially Walled Rear Garden With Patio & Lawn
- Two Allocated Parking Spaces, EV Charging & Garage With Power





Location

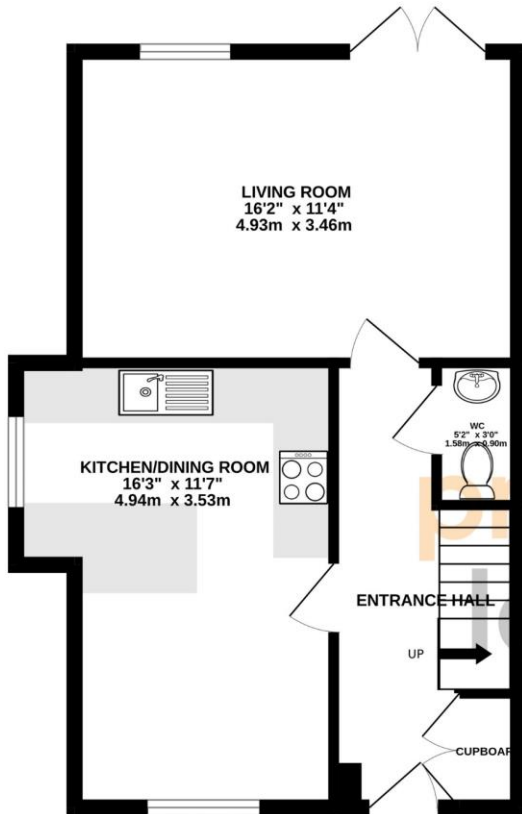
Old Catton is one of Norwich's most sought-after residential areas, offering a superb mix of village feel and city convenience. The Dovecote Gardens development is particularly popular thanks to its modern homes and easy access to local amenities, including shops, supermarkets, schools, and green spaces. Norwich City Centre is just a short drive away, with excellent transport links making it ideal for commuters, families, and professionals alike.



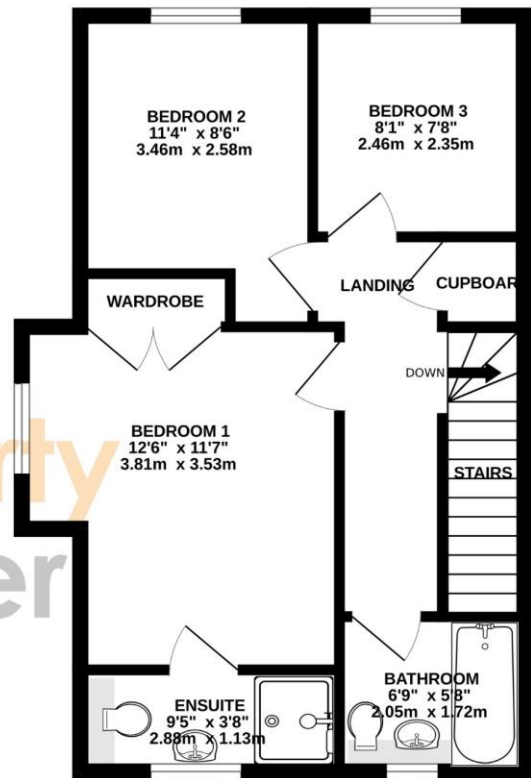
Outside

Outside, the partially walled rear garden offers a patio and lawn—perfect for relaxing or entertaining—along with gated access to the rear parking area. Here you'll find two allocated parking spaces, an EV charging point and a garage with power, adding both convenience and practicality.

GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potenti
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Selling your home?

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