

propertyladder



Linnet Road, Old Catton, NR6

A Stylish 2022 Three Bedroom Semi-Detached Home!

GUIDE PRICE £325,000 FREEHOLD



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

MODERN DESIGN WITH SERIOUS LIFESTYLE APPEAL!

Located on the ever-popular Dovecote Gardens development, on the borders of Old Catton and Spixworth, this beautifully presented 2022-built semi-detached home offers contemporary living in a highly convenient setting.

The property is light, stylish and thoughtfully designed throughout. An inviting entrance hall leads to a ground floor WC and into a sleek, modern kitchen/dining room, fully equipped with integrated appliances including a fridge freezer, cooker/hob, oven, dishwasher and extractor—perfect for both everyday living and entertaining. To the rear, a bright and spacious living room enjoys views over the garden and provides a relaxing retreat filled with natural light.

Upstairs, the home continues to impress with three well-proportioned bedrooms. The primary bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.



“ a bright and spacious living room enjoys views over the garden ”



Overview

- Sought-after Dovecote Gardens development
- Bright rear-facing living room
- Stylish kitchen with integrated appliances
- Ground floor WC
- Three well-proportioned bedrooms
- En-suite to primary bedroom
- Extended patio and sunny rear garden
- Driveway with EV charging point
- Part-converted garage with power & additional storage



Location

Linnet Road is perfectly positioned on the Dovecote Gardens development, ideally placed between Old Catton and Spixworth-two highly desirable areas just north of Norwich. The location offers excellent access to local amenities including shops, schools and regular public transport links into the city centre. Norwich itself provides a vibrant mix of retail, dining and leisure facilities, along with mainline rail links to London. The property is also well placed for access to the Northern Distributor Road, making commuting and travel around Norfolk particularly convenient.

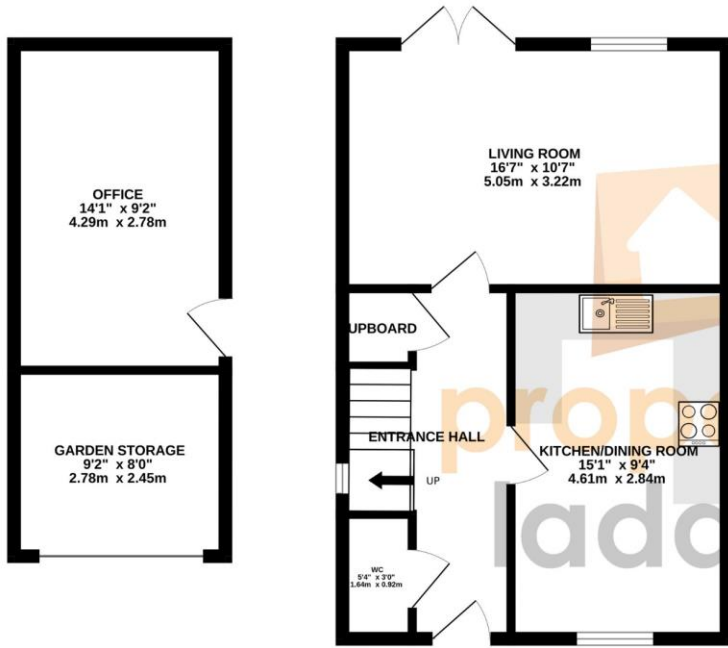


Outside

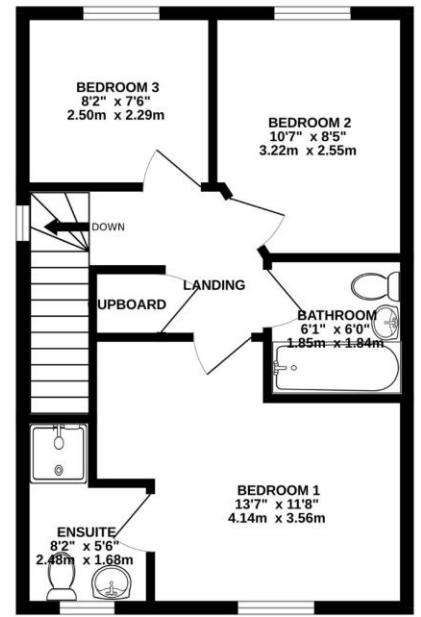
The sunny rear garden has been enhanced with an extended patio area beyond the standard finish creating a fantastic space for outdoor dining and entertaining, alongside a lawn. To the side, a private driveway provides off-road parking and is fitted with an EV charging point.

A standout feature is the detached garage, which has been partially converted to provide a versatile home office, gym or hobbies room. It also benefits from power, ideal for appliances such as a freezer or tumble dryer, and retains excellent storage to the front via the up-and-over door, along with a useful lean-to storage area at the rear for larger items.

GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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 | | 96 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Selling your home?

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

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

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ESTATE AGENT IN NORWICH (NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
 propertyladderonline.com

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