

# propertyladder



## Dakota Drive, Norwich, NR6

A Three Bedroom Modern Home With Detached Self-Contained Annexe!

**GUIDE PRICE £400,000 to £425,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2025



**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)

# A BOLD HOME WITH NO ONWARD CHAIN!

The property features a large entrance hall with a WC to the right and a generous under stairs storage cupboard, leading through to the stunning open plan kitchen/diner that seamlessly flows into the bay fronted living room, complete with a striking feature wall, fireplace, and built-in fish tank. An extended reception room provides the perfect dining space, while a convenient utility room with side access, extra worktop space, and storage cupboards complements the modern kitchen.

Upstairs, the property has been reconfigured from four bedrooms to three, with the master suite now benefiting from a dressing area, en-suite shower room, and built-in wardrobes. The two additional bedrooms are positioned to the rear, one with fitted wardrobes, and are served by a contemporary family bathroom. With its versatile layout, modern design, and exciting scope for further development via the loft conversion, this home is perfectly suited to modern family living.



*“ versatile  
conversion offers  
excellent potential  
as a home studio ”*



## Overview

- Detached Self Contained Annexe/Home Studio
- Permitted Development For Loft Conversion
- Modern Open Plan Living Accommodation
- Ground Floor Wc & Utility Room
- Master With En-Suite & Dressing Room
- Enclosed Garden & Additional Adjacent Land
- Bay Front Living Room With Feature Wall



## Location

Dakota Drive sits in the quiet suburb of Old Catton, just north of Norwich city centre. The area has a friendly, residential feel with modern family homes and good local amenities, including shops, a medical practice, schools, and pubs. Catton Park, with its historic landscaped grounds, is a major highlight for walks and outdoor activities, while local sports clubs and recreation grounds add to the community feel. Transport links are convenient, with regular buses into Norwich and easy access to the Broadland Northway for road connections.



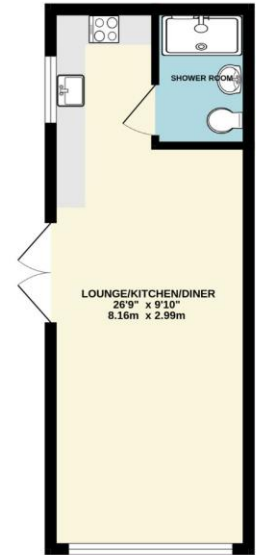
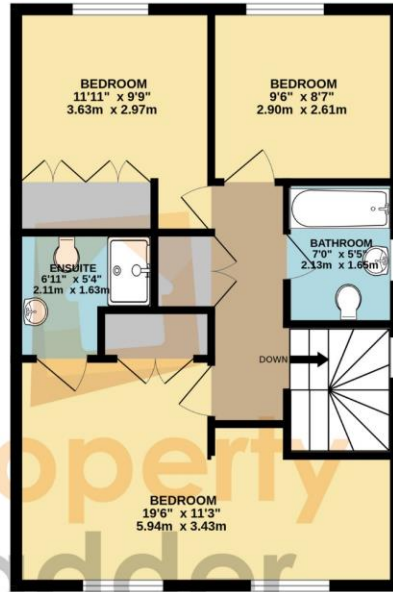
## Outside

The property is further enhanced by a fully converted garage, thoughtfully designed to provide a self contained annexe complete with a fitted kitchen, modern shower room, and comfortable living space. Alternatively, this versatile conversion offers excellent potential as a home studio, office, or games room, catering to a variety of lifestyle needs. The rear garden is fully enclosed and designed for low maintenance, featuring an attractive patio throughout, while to the side, the property benefits from a private brick weave driveway. In addition, there is a generous parcel of land belonging to the house, that can be used for the owners enjoyment, but is a privately owned POS area.

GROUND FLOOR  
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.

ANNEXE/OUTBUILDING  
263 sq.ft. (24.4 sq.m.) approx.



property ladder

TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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.  
Made with Metropix ©2025



**FULL EPC AVAILABLE UPON REQUEST**

EPC - TBC

**COUNCIL TAX BAND: D**

**LOCAL AUTHORITY: NORWICH CITY 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.

**BRITISH PROPERTY AWARDS 2025**

**GOLD WINNER**

ESTATE AGENT IN NORWICH (NR10-16)

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

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Property Ladder have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.