

propertyladder



Turner Road, Old Catton, NR6
A 2023 Built Two Bed Room Second Floor Flat

£210,000 to £220,000 FREEHOLD



Contemporary Comfort In A Quiet Setting

Situated on the borders of Old Catton and Spixworth, within the popular Dovecote Gardens development, this spacious and well-presented second floor apartment was built in 2023 and offers modern, low maintenance living.

The property features a generous entrance hall, two well-proportioned double bedrooms, with the principal bedroom benefiting from built in wardrobes, alongside a practical utility room/cupboard. The accommodation further comprises a spacious lounge/diner, modern kitchen with ample dining space and a fitted bathroom suite. Further benefits include a secure entry system, conveniently accessed via the IntroTone phone app.



“benefiting from an excellent balance of modern residential living and easy access to the surrounding countryside”



- Guide Price £210,000 - £220,000
- Spacious Second Floor Flat
- Two Double Bedrooms
- 2023 Built Forming Part Of Dovecote Gardens Development
- Two Allocated Parking Spaces
- No Onward Chain
- Modern Kitchen & Large Utility Cupboard
- Lounge/Diner Accommodation
- Communal Gardens & Garage/Storage



Location

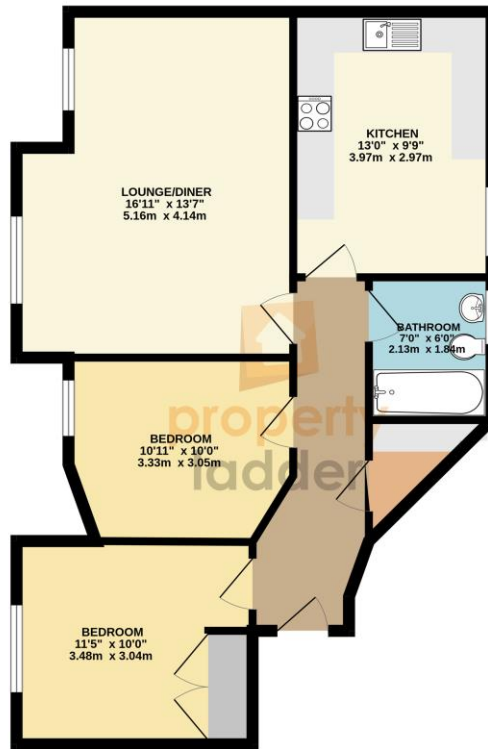
Turner Road forms part of the popular Dovecote Gardens development, situated on the northern edge of Old Catton and benefiting from an excellent balance of modern residential living and easy access to the surrounding countryside. The development is ideally positioned between Old Catton and Spixworth, with both villages offering a good range of everyday amenities including supermarkets, local shops, medical and dental practices, veterinary services, and schools. For families, there are several well-regarded schools and nurseries within the surrounding villages, while the nearby Catton Park provides around 70 acres of attractive parkland, woodland walks and open green space, perfect for walking and outdoor recreation. The development is also conveniently located for Norwich city centre, approximately 3.5 miles away.



Outside

Outside, the property benefits from two allocated parking spaces. There is also access to well maintained communal gardens, offering a pleasant outdoor space to enjoy, together with a large communal garage providing valuable additional storage.

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, dimensions, etc. are not intended to be used as a basis for any legal proceedings.

Full EPC available upon request

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



01603
898100

98 Crostwick Lane
Spixworth
Norfolk
NR10 3NQ

sales@propertyladderonline.com


property
ladder

IMPORTANT NOTICE: Property Ladder, their clients and any joint agents give notice that these particulars are prepared for guidance only and do not constitute an offer or contract. While every reasonable effort has been made to ensure that the information provided is accurate, prospective purchasers should not rely solely on any statement or representation made in these particulars and should satisfy themselves by inspection, survey and/or appropriate legal enquiries.

All measurements, areas and distances are approximate. Photographs, floorplans and other illustrations are provided for guidance and may not be to scale. The particulars do not form part of any contract and should not be relied upon as a statement of fact.

Prospective purchasers should make their own enquiries regarding the property, including matters relating to planning, building regulations, alterations, boundaries, tenure and any other relevant consents or restrictions. Property Ladder has not tested any services, systems, appliances, equipment or facilities and purchasers should satisfy themselves as to their condition, operation and suitability.

Any information relating to the property which may be considered material should be verified by the purchaser and their legal adviser before entering into a contract.

propertyladderonline.com