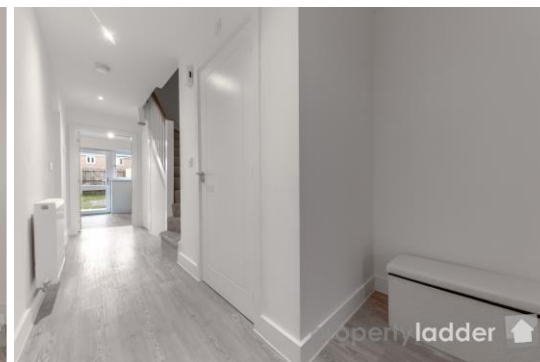


propertyladder



Linnet Road, Old Catton, NR6

A Stylish Three-Storey Four Bedroom Townhouse!

GUIDE PRICE £350,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

TEMPTING TOWNHOUSE WITH GARDEN ROOM CHARM!

The ground floor features a welcoming entrance hall, a practical utility room, a garden room opening onto the rear garden, and an integral garage.

Upstairs, the first floor includes a bay-fronted living room with views over open green space, creating a bright and relaxing space to unwind. Double doors open to the modern kitchen-dining room, complete with sleek fitted cabinetry, integrated appliances, and a Juliet balcony overlooking the garden. There's also a versatile single bedroom on this level, ideal as a study or guest room.

On the second floor, the principal bedroom enjoys its own dressing area and a modern en suite shower room. Two further bedrooms and a well-appointed family bathroom complete the top floor accommodation.



“ rear garden features a patio and lawn - a blank canvas ready for personal touches. ”



Overview

- Built In 2024 On The Sought-After Dovecote Gardens Development
- Bay-Fronted Living Room With Open Green Views
- Sleek Kitchen-Diner With Juliet Balcony
- Four Bedrooms, Two Bathrooms Including En Suite
- Versatile Ground-Floor Garden Room
- Practical Utility Room And Integral Garage
- Two Private Parking Spaces
- Enclosed Rear Garden With Lawn And Patio





Location

Old Catton is one of Norwich's most popular suburban villages, known for its strong sense of community, excellent amenities, and quick access to the city centre. Dovecote Gardens enjoys a peaceful position overlooking green space, with nearby shops, schools, parks, and transport links all within easy reach. The Broadland Northway is just minutes away for convenient travel around the region, while Norwich Airport and the city's vibrant centre are both easily accessible.

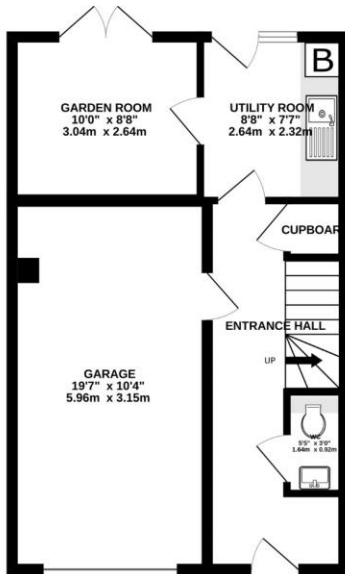


Outside

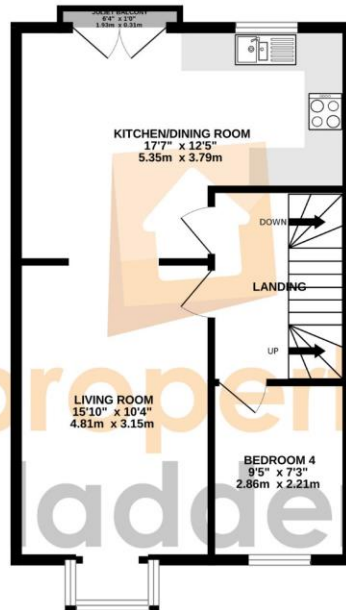
Outside, the property benefits from two allocated parking spaces to the front and an integral garage. The rear garden features a patio and lawn - a blank canvas ready for personal touches.

This is a superb opportunity to purchase a near-new home in a thriving community setting within easy reach of Norwich city centre.

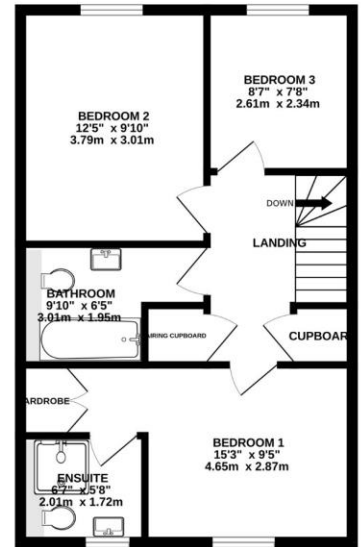
GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
506 sq.ft. (47.0 sq.m.) approx.



2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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IN NORWICH
(NR10-16)

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