



47 Dogwood Road, Norwich

Price: £210,000



# 47 Dogwood Road

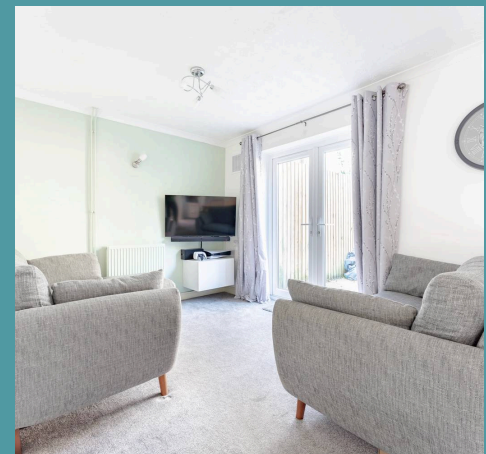
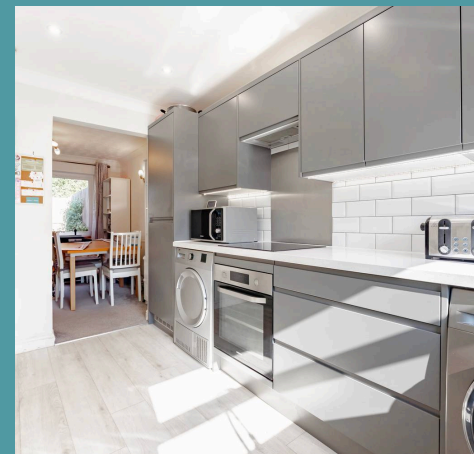
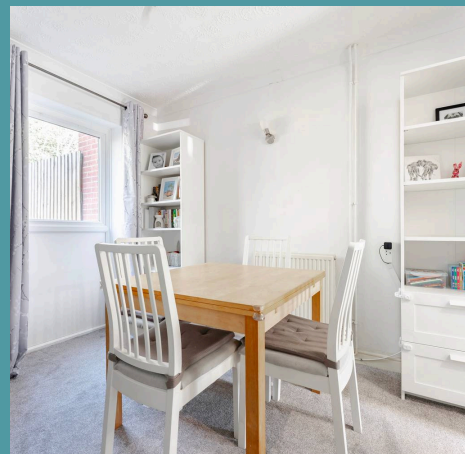
## Norwich

Placed in a quiet corner of Old Catton on Dogwood Road, this immaculately presented three-bedroom terraced home offers a merge of modern living and everyday functionality. The ground floor features a recently fitted kitchen, designed with sleek grey tones and integrated appliances, transitioning into a spacious open-plan sitting and dining area—ideal for both relaxing and entertaining guests. Upstairs, the property offers three well-sized bedrooms, each with ample room for various living needs, alongside a freshly upgraded bathroom with contemporary finishes. The private rear garden, provides a peaceful outdoor space with a neat lawn and decking, perfect for year-round enjoyment. Located within easy reach of Norwich city centre, local transport links, green spaces and amenities.

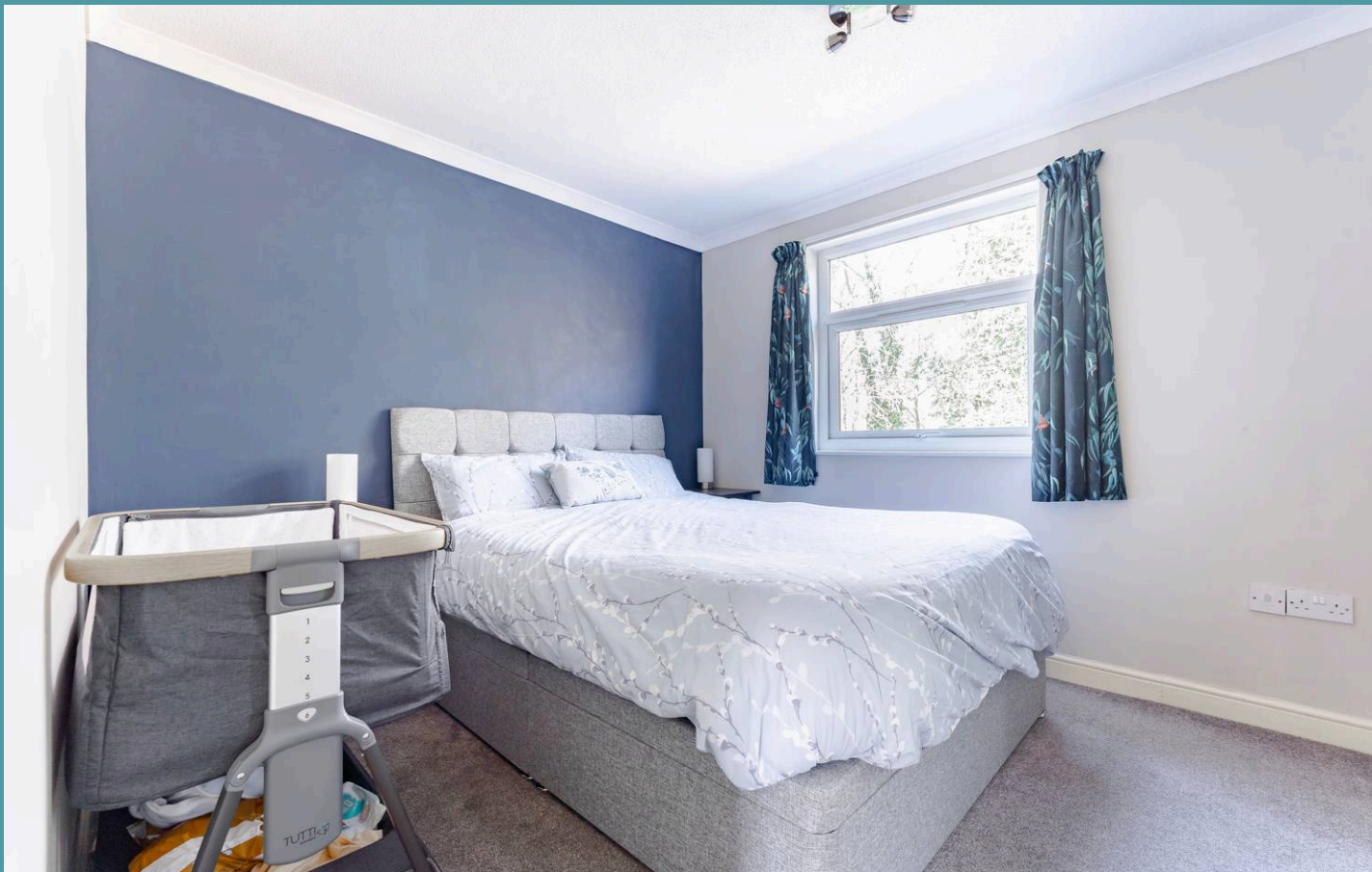
### The Location

Located on Dogwood Road in the village of Old Catton, this property offers a perfect balance of rural charm and modern convenience, with Norwich city centre just a 45-minute walk away. The village is well-served by excellent bus routes, providing easy access to Norwich and nearby areas. For those who prefer rail travel, the nearby train station connects directly to major cities, including London's Liverpool Street in just 90 minutes.

Norwich International Airport, located only 2 miles away, offers a range of domestic and international flights to destinations such as Amsterdam, Malta, Portugal, and the Canary Islands. Just across the road, the 70-acre Old Catton Park provides a stunning, ever-changing landscape, ideal for leisurely dog walks or enjoying the outdoors. Each Saturday, the park hosts a Parkrun, fostering a sense of community and offering a great way to stay active.







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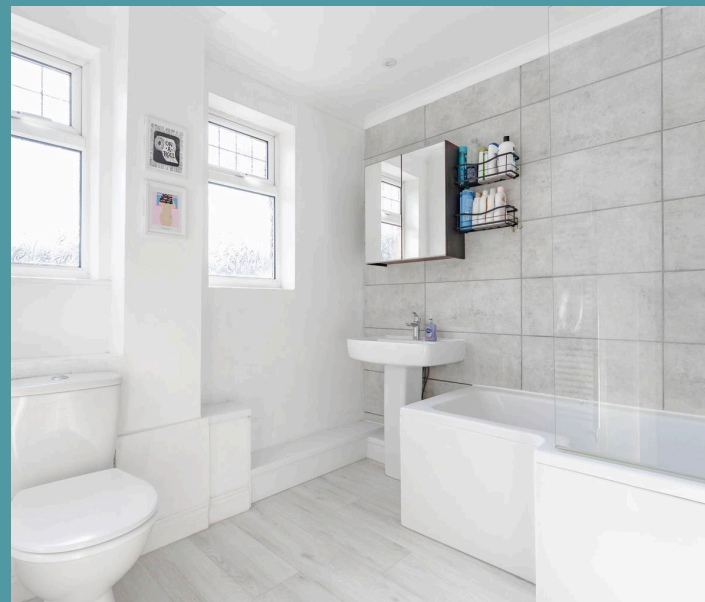
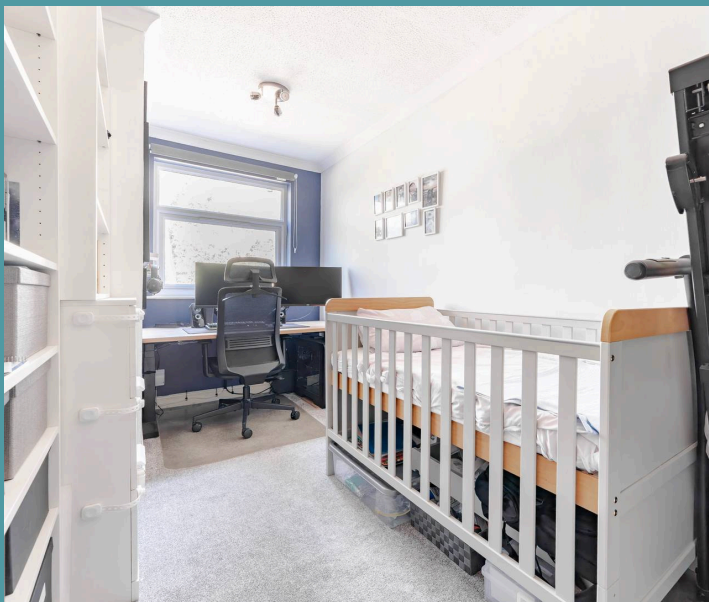
Norwich

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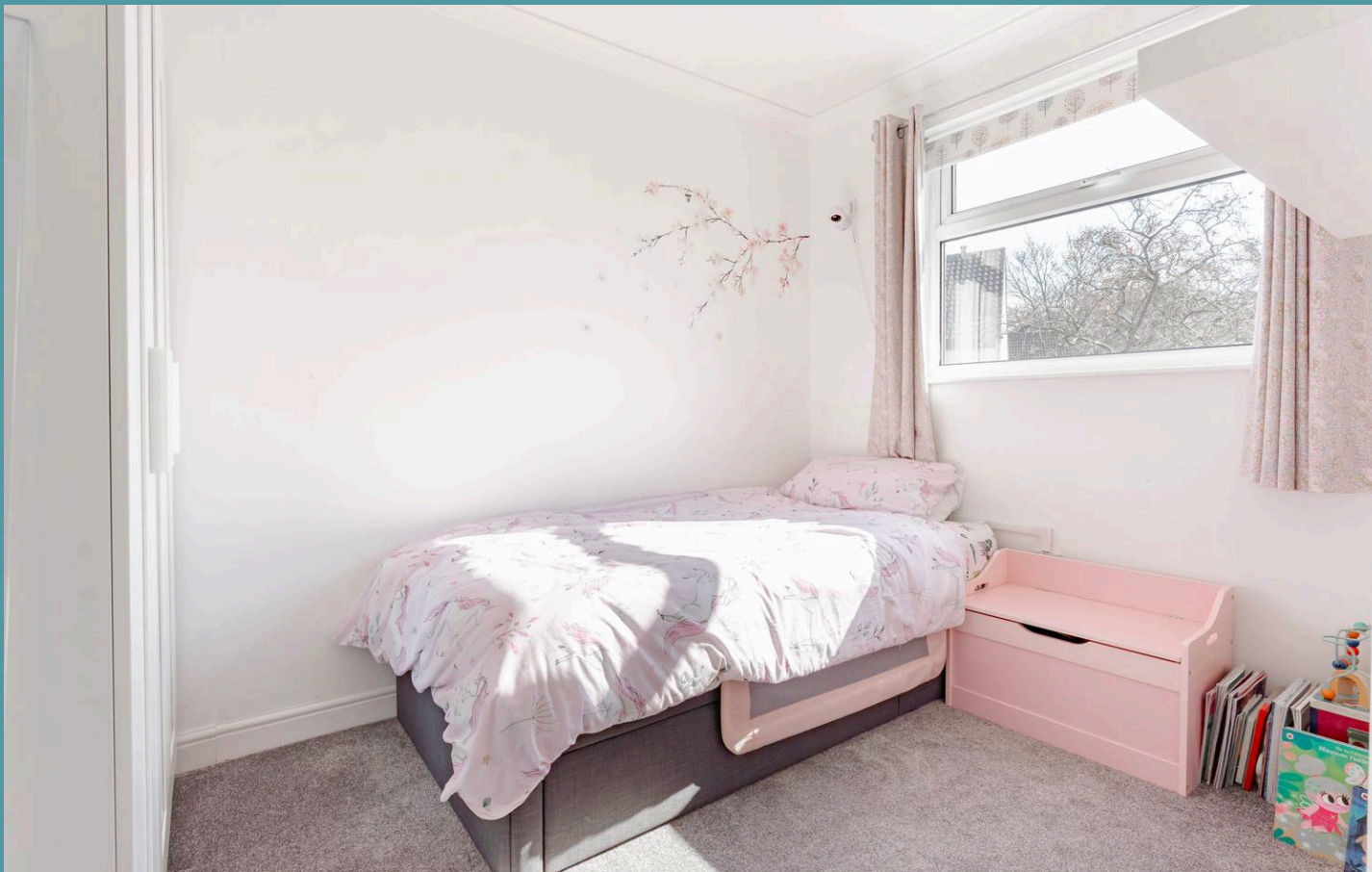
Tucked into a well-connected corner of Catton, this smartly presented three-bedroom terraced home delivers space, style and superb practicality in equal measure. From the outset, the property impresses with an incredibly functional ground floor layout, offering generous built-in storage solutions—perfect for keeping daily life streamlined—as well as an external integral shed/outbuilding ideal for tools, bikes, or hobby gear.

Step inside to discover a recently fitted kitchen, designed with a sleek grey finish that's as on-trend as it is timeless. Integrated appliances are seamlessly built in, with extra space thoughtfully left for additional white goods. The L-shaped layout maximises both movement and storage, while a tiled splashback finishes the space.

Flowing from the kitchen, the heart of the home lies in its expansive open-plan sitting and dining area. This generous dual-function room easily accommodates both relaxed evenings and lively get-togethers, with natural light pouring in from wide patio doors and an additional single access door leading directly to the garden. Whether you're hosting or unwinding, this space works beautifully year-round, connecting indoor comfort with outdoor ease.







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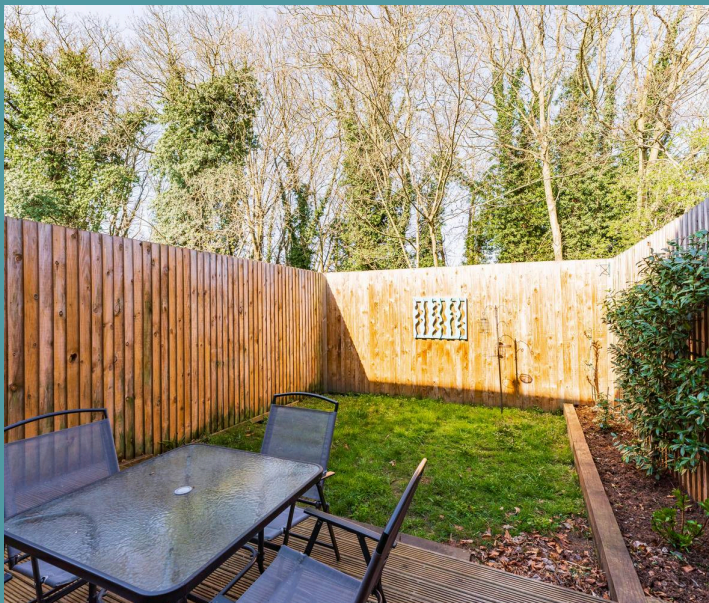
Upstairs, the home continues to impress. All three bedrooms are well-proportioned, offering plenty of room for restful sleep, home working, or even a creative corner. The recently upgraded bathroom brings a fresh, modern finish to the top floor—clean lines, quality fittings and a crisp aesthetic all contribute to its inviting feel.

Outside, the rear garden offers a surprising level of privacy, backing onto mature trees that create a sense of calm without stepping away from city convenience. A neat lawn area and generous decking zone offer a great balance between greenery and entertainment space. With private parking for one vehicle and local amenities, green spaces, and transport links all close by.

**Agents Note**

Sold Freehold

Connected to all mains services

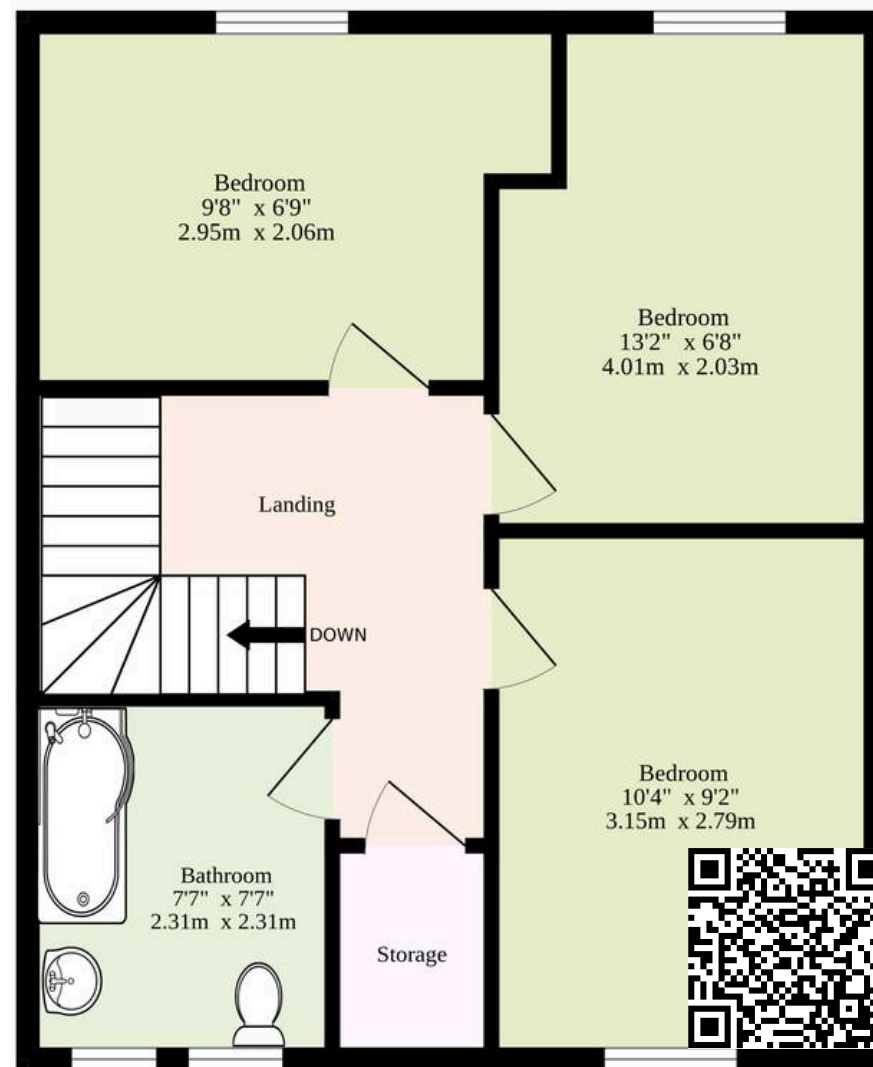




**Ground Floor**  
325 sq.ft. (30.2 sq.m.) approx.



**1st Floor**  
338 sq.ft. (31.4 sq.m.) approx.



**TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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