



38 Dogwood Road, Norwich

Norwich



Minors & Brady

38 Dogwood Road

A bright and spacious two-bedroom first-floor apartment in the heart of Old Catton, offering modern comfort in a quiet village setting. Boasting a generous lounge/diner, a well-equipped kitchen, and two light-filled bedrooms, this home is ready to move into. Enjoy a rear garden with peaceful woodland views, plus ample storage including a large loft with potential for expansion (stpp). Outside, there's communal parking and a private storage cupboard for convenience. Just a short distance from the 70-acre Old Catton Park and excellent local amenities, the location perfectly balances relaxation and everyday life. With superb transport links to Norwich city centre, the train station, and Norwich International Airport, it's ideal for both work and leisure.

- Spacious two-bedroom first-floor apartment in Old Catton
- Generous lounge/diner with dual-aspect windows and woodland views
- Modern kitchen with ample workspace and storage
- Two bright bedrooms with fitted carpets
- Bathroom with three-piece suite including panel bath and shower
- Large loft with potential for conversion (stpp) or additional storage
- Private storage cupboard and communal parking
- Rear garden mainly laid to lawn with shrub borders and pathway
- Excellent transport links to Norwich city centre, train station, and Norwich International Airport
- Close to 70-acre Old Catton Park and local amenities





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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. 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.

Dogwood Road, Old Catton

This spacious two-bedroom first-floor apartment in Old Catton, NR6, offers a comfortable and well-designed living space, ideal for those seeking a bright and practical home.

Upon entering, you are welcomed into a tiled entrance hall featuring two built-in storage cupboards, loft access, and doors leading to the lounge, kitchen, bedrooms, and bathroom. The hall provides a practical start to this inviting home.

The lounge/diner is generous in size and benefits from dual-aspect windows that offer pleasant views over the rear garden and surrounding woodland.

M&B



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The space is fitted with carpet, two radiators, and convenient television and telephone points, making it perfect for relaxing or entertaining.

The modern kitchen is thoughtfully designed with a range of wall and base units, work surfaces, a single bowl sink with drainer, and tiled splashbacks. There is space for appliances including a washing machine, cooker, and fridge/freezer. A walk-in cupboard houses the gas central heating boiler, while a rear-facing window brings in natural light.

Both bedrooms are bright and comfortable, with fitted carpets and front-facing windows. The master bedroom is spacious, while the second bedroom offers flexible space for guests or a home office.

The bathroom is fitted with a three-piece suite, including a panel bath with an electric shower, WC and hand wash basin, complemented by tiled flooring and splashbacks, plus two rear-facing windows.

Externally, the apartment enjoys a communal parking area and a shared garden, alongside a private storage cupboard. The rear garden is mainly laid to lawn with shrub borders, wooden fencing, and a pathway, providing a pleasant outdoor space. Additionally, the property benefits from a large loft.

Agents Note

Sold Leasehold

Years Remaning:TBC

Ground Rent: £10 paid annually

Maintenance: £335 paid annually



M&B

665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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