



25 Dakota Drive, Norwich

Norwich



Minors & Brady

25 Dakota Drive

A home where every detail has been carefully considered, creating a space that feels both personal and distinctive. This beautifully enhanced chain-free property blends modern styling with character, featuring a striking media wall, built-in fish tank, and cohesive neutral and monochrome finishes throughout. The open-plan living space flows effortlessly, designed for both everyday comfort and entertaining. Upstairs, the reconfigured layout offers a spacious principal suite with dressing area and a beautifully finished en-suite. Outside, the garden, additional parcel of land, and detached annexe continue the same level of care and versatility. This is more than just a house, it's a home ready to move into and truly enjoy from day one.

- Stunning open-plan living space with standout media wall and built-in fish tank
- Beautifully reworked interior with cohesive neutral tones and bold monochrome finishes
- Statement staircase with carpet runner and stylish stair rods for added character
- Fully converted detached annexe with its own kitchen and shower room
- Matching mosaic-style flooring flowing seamlessly from inside to outside
- High-spec en-suite with marble-effect finish, textured details, and gold accents
- Reconfigured layout with luxurious dressing area (potential fourth bedroom)
- Extended living space ideal for entertaining or flexible family use
- Attractive exterior with brickweave driveway and additional parcel of private land
- A truly bespoke home where every detail has been carefully designed and upgraded





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The Location

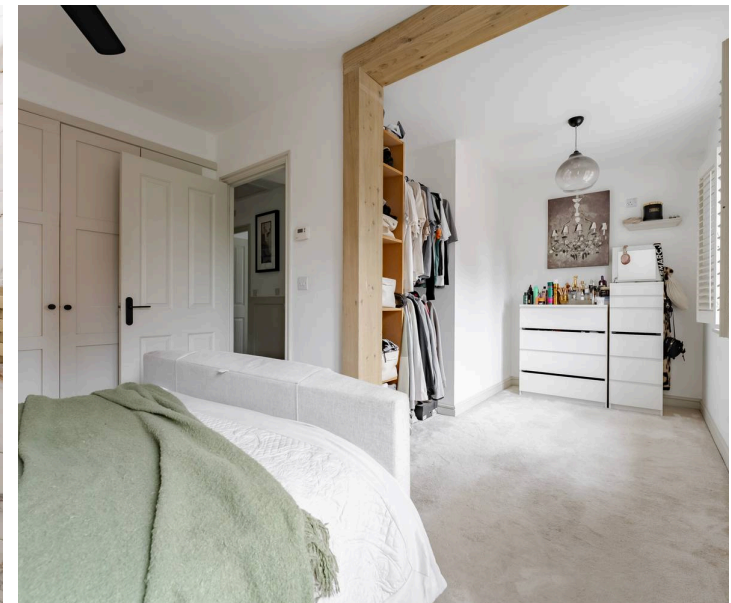
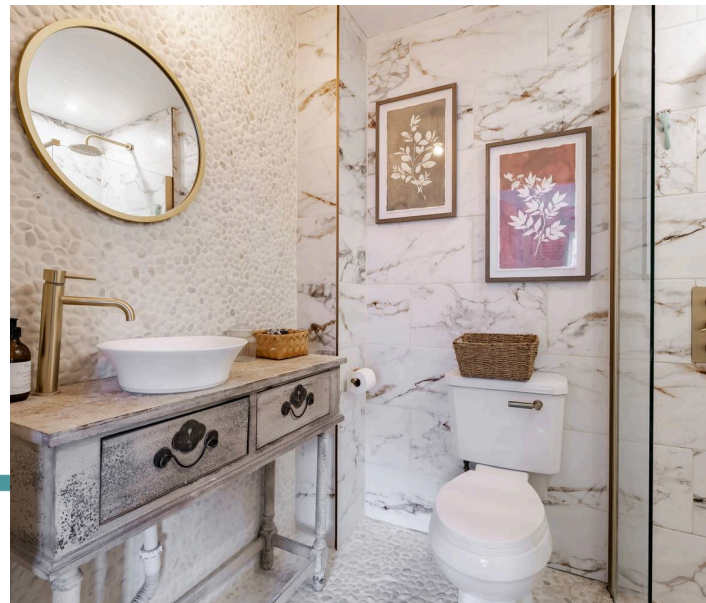
Set within the well-regarded village of Old Catton, this location offers the best of both village living and everyday convenience. There's a naturally calm and settled feel to the area, while still being within easy reach of Norwich city centre, whether by a short drive or regular bus routes, making day-to-day life simple and accessible.

The village is well connected, with straightforward access to the Northern Distributor Road (NDR), allowing for easy travel across the region. Norwich International Airport is also close by, adding an extra layer of practicality for those who travel for work or leisure.

Everyday amenities are close at hand, with a nearby Co-op and a range of shops, cafés, and services available both within Old Catton and the surrounding areas. It's a location where daily life feels easy, with everything you need within reach.

Families are particularly drawn to the area for its strong sense of community and the range of local schooling options nearby, making it a popular and practical choice for long-term living.

One of the real highlights is Catton Park, just a short distance away. It's the kind of place that becomes part of daily routine, ideal for dog walks, a quiet stroll, or simply getting some fresh air. With open space, mature trees and regular community events, it adds a wholesome charm to the area and makes it easy to enjoy the outdoors all year round.



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Dakota Drive, Hellesdon

This beautifully presented semi-detached home has been thoughtfully enhanced by the current owners, who have clearly invested time, care, and creativity into making it their own. From the moment you arrive, the property offers a striking first impression, with an attractive exterior that hints at the level of detail and finish found throughout.

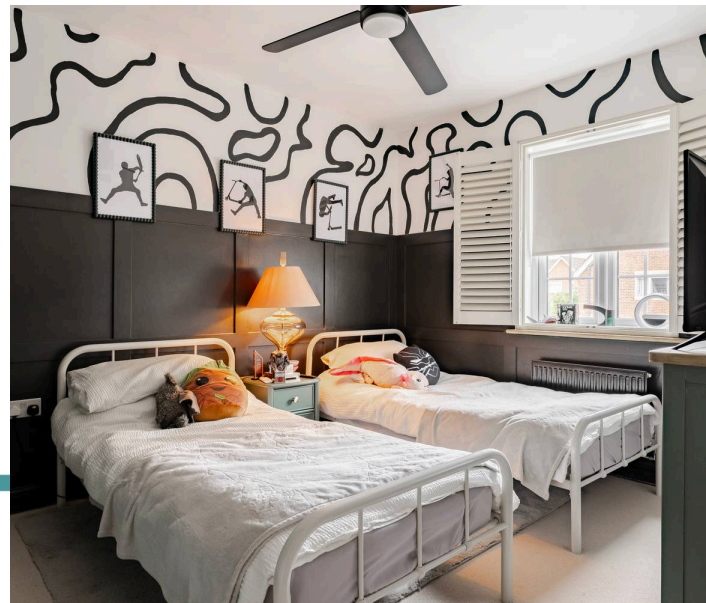
Inside, a welcoming entrance hall sets the tone, complemented by a ground floor WC and useful understair storage. The home opens into a stunning open-plan living space designed with both style and practicality in mind. The kitchen and dining area flow into the bay-fronted sitting room, where an incredible media wall creates a real focal point, pairing deep, rich tones with contrasting neutral panelling.

A built-in fish tank adds a unique and personal touch, further enhancing the individuality of the space. To the rear, an extended reception area provides flexibility for dining or additional living, perfect for entertaining or family life.

The attention to detail continues, with matching mosaic-style flooring in this space flowing from inside the home out into the garden, creating a seamless connection between spaces.

Neutral-toned internal doors and carefully selected monochrome fixtures replace more traditional finishes, offering a subtle yet impactful contrast to the usual white, giving the home a more considered and elevated feel.

Upstairs, a striking monochrome staircase with stair rods and carpeting creates a cohesive design feature that carries through as you ascend. The layout has been adapted from four bedrooms to three, prioritising space and comfort.



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The principal suite is particularly impressive, featuring a dedicated dressing area, formerly the fourth bedroom, which could easily be reinstated if desired. The en-suite is finished to a high standard, with marble-effect surfaces, textured detailing and gold accents, tying the design together into a space that feels both luxurious and thoughtfully curated.

The remaining bedrooms are well-proportioned and served by a stylish family bathroom.

Externally, the versatility of the home continues with a fully converted detached annexe, offering a self-contained living space complete with its own kitchen and shower room. This makes it ideal for guests, independent living, or a professional home studio.

The rear garden has been designed with ease of maintenance in mind, featuring a smart patio layout that mirrors the interior finishes, while a brickweave driveway provides off-road parking. An additional parcel of private land further enhances the outdoor offering.

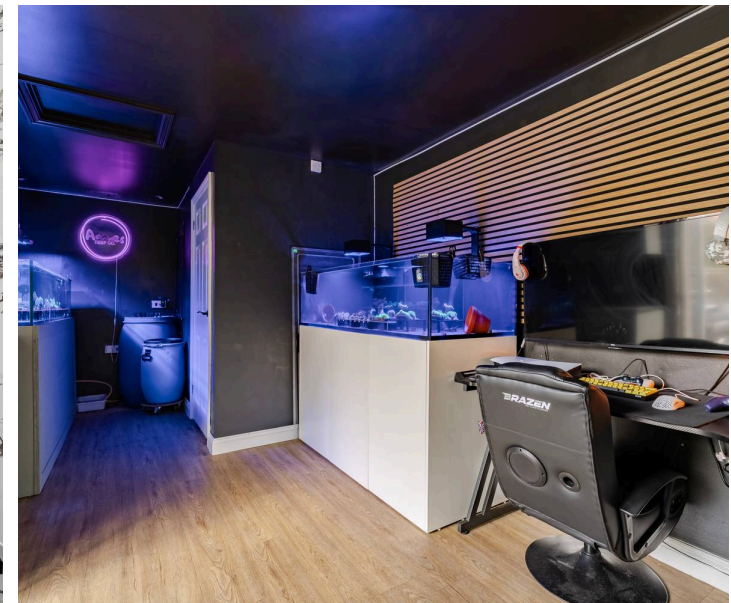
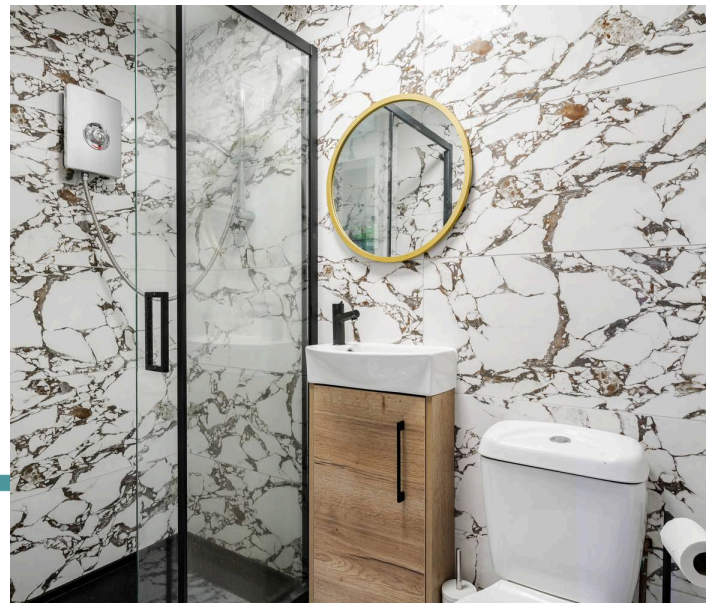
Every detail here has been carefully considered, even the elements that often go unnoticed have been thoughtfully reworked, creating a home that feels not only modern, but genuinely lived in and loved. This isn't simply a property to move into; it's a home that has already been shaped for enjoyment, ready for its next owners to step in and make the most of everything it has to offer.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

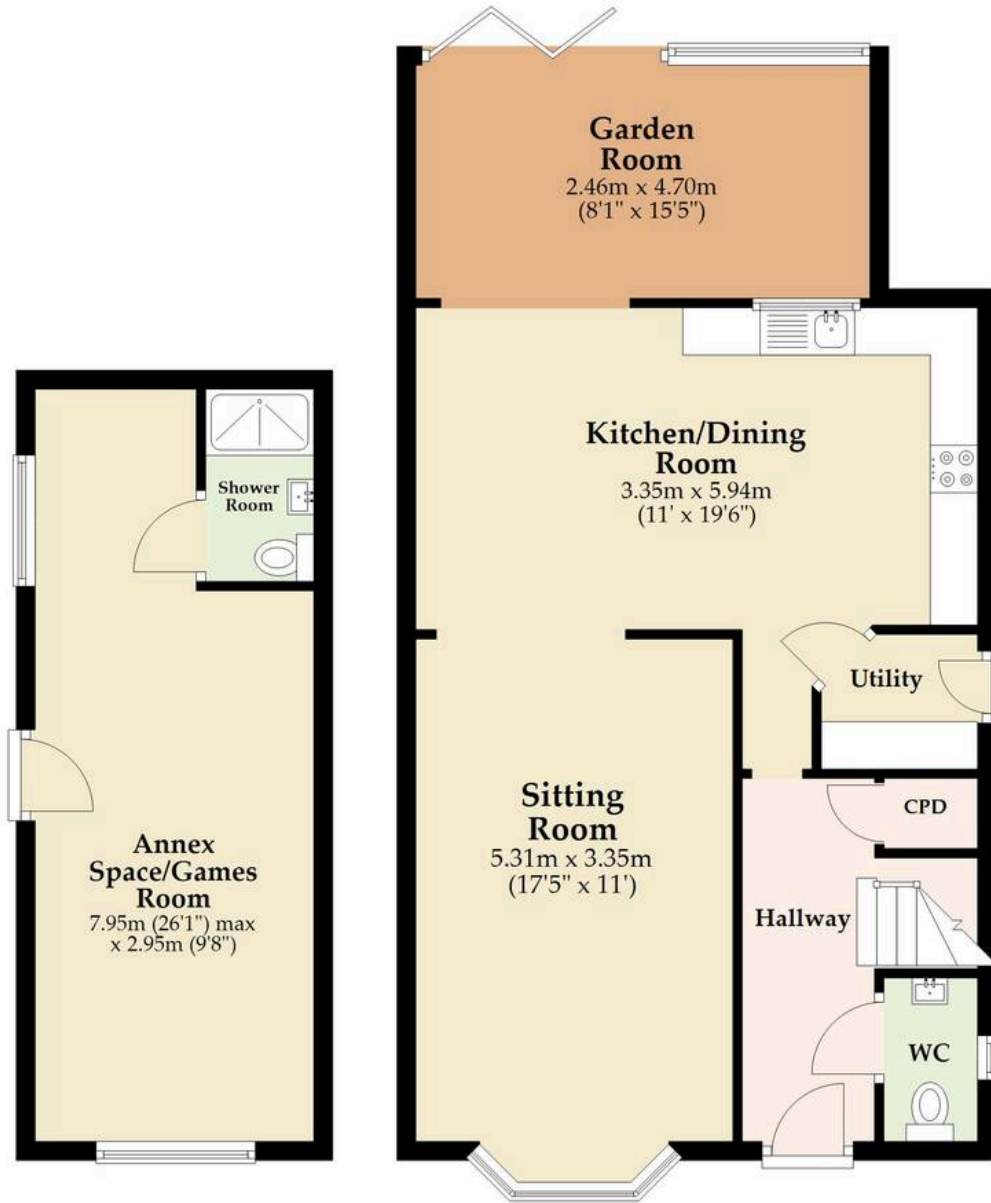
Please note: an additional parcel of land is included with the property, located to the right of the driveway. This land is held under a separate title.



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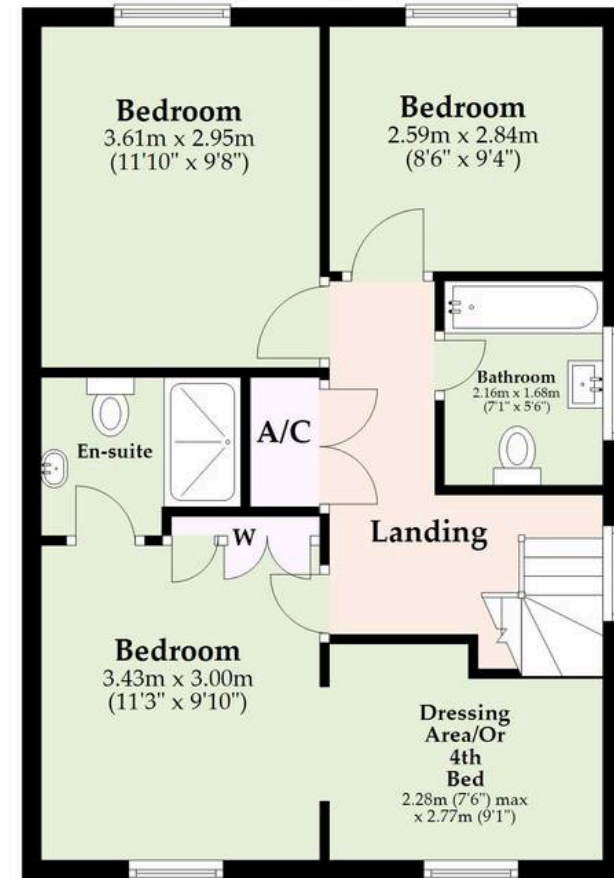
Ground Floor

Approx. 89.5 sq. metres (963.6 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.8 sq. feet)



Total area: approx. 142.6 sq. metres (1534.4 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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