

propertyladder



St. Faiths Road, Norwich, NR6

A Detached Three Bedroom Family Home Within A Small Development!

GUIDE PRICE £350,000 FREEHOLD



**BRITISH
PROPERTY
AWARDS**

2025

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

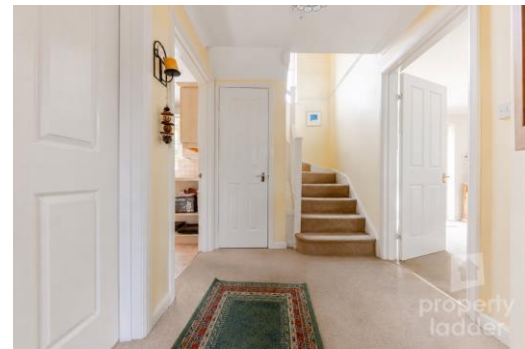
A STANDOUT HOME IN ELITE SURROUNDINGS!

Situated within an exclusive development of just four detached homes on the highly sought after St. Faiths Road in Old Catton, this impressive family home enjoys a prominent corner position, occupying a generous plot with excellent outside space. Ideally located within easy reach of a wide range of local amenities, well regarded schools and convenient transport links into Norwich City Centre, the property offers the perfect setting for family life!

Inside, the accommodation comprises a welcoming entrance hall, a convenient ground floor WC, a spacious living room, a formal dining room and a well fitted kitchen. To the first floor, a central landing provides access to three well proportioned bedrooms and a family bathroom, with the principal bedroom further benefiting from its own en-suite shower room. Situated on a generous plot, the house offers the opportunity for further extension (STPP).



*“an impressive,
generously sized
garden that offers an
excellent degree of privacy”*



Overview

- Three Bedrooms Off Landing
- En-Suite Shower Room & Family Bathroom
- Driveway For Three Vehicles & Single Garage
- Dining Room & Spacious Living Room
- Generously Sized & Non Overlooked Garden
- Entrance Hall & Ground Floor WC
- Easy Access To Local Amenities & Regular Public Transport
- Space For Potential Extension Of House (STPP)





Location

St. Faiths Road is one of Old Catton's most desirable residential locations, offering the perfect balance of peaceful suburban living with excellent convenience. The area is well served by a wide range of local amenities, including supermarkets, independent shops, cafés, pubs, healthcare facilities and well regarded primary and secondary schools. For those who enjoy the outdoors, nearby Catton Park provides beautiful green space and scenic walking routes. Regular bus services operate along St. Faiths Road, offering easy access into Norwich City Centre, while excellent road links via the Northern Distributor Road (Broadland Northway) and Norwich Ring Road provide convenient connections across the county and beyond. With Norwich International Airport also just a short drive away, Old Catton remains a highly sought after location for families and commuters alike.

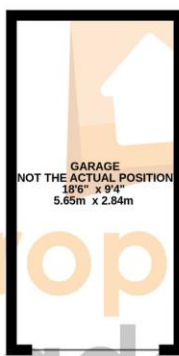
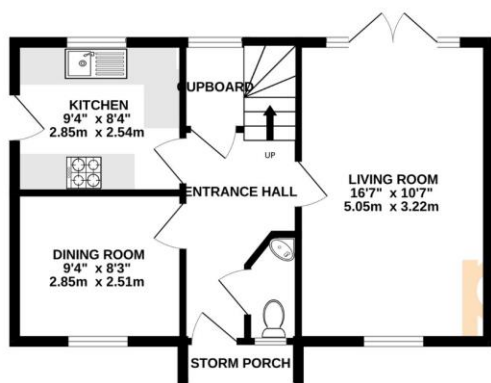


Outside

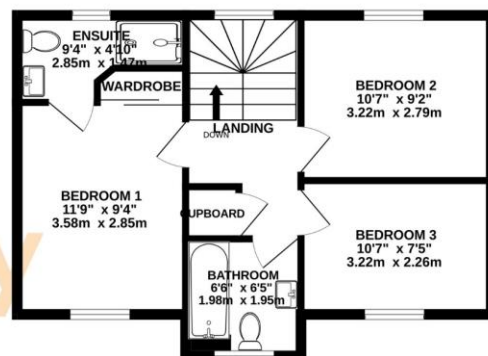
The property benefits from a private driveway, providing off road parking for three vehicles, along with the added convenience of a single garage with a consumer unit for power & light. To the rear, the home enjoys an impressive, generously sized garden that offers an excellent degree of privacy, being non-overlooked and ideal for both family life and outdoor entertaining. The garden is predominantly laid to lawn and is complemented by a spacious patio seating area, mature shrubs and established greenery, creating a peaceful and attractive outdoor space.

We may use edited or staged photos to declutter and show the property in its best light. A decision to purchase should not be made on the published photographs alone.

GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	84 B
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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