



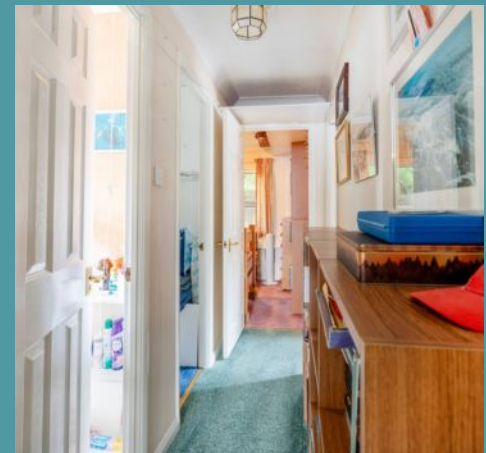
1a Newton Park Homes, Newton St. Faith  
£90,000



# 1a Newton Park Homes

Newton St. Faith, Norwich

Proudly positioned within the highly regarded Tingdene Residential Development in the charming village of Newton St. Faith, this park home presents a wonderful opportunity for those seeking a peaceful, community-focused lifestyle. Designed exclusively for the over-45s, the home offers generous living space, including a bright sitting/dining room, a panoramic sun room, and a practical kitchen. With three bedrooms, a modern shower room, off-road parking, and access to a communal car park, this property combines comfort, convenience, and a strong sense of belonging—perfect for those looking to enjoy a slower pace of life while staying well-connected to Norwich.







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Newton St. Faith, Norwich

### Location

Newton Park Homes is a quiet residential development located in the picturesque village of Newton St. Faith, just north of Norwich, Norfolk. Situated only 5 miles from the vibrant city centre of Norwich, residents can easily access a wealth of urban amenities while enjoying the slower pace of village life.

Locally, residents benefit from a range of essential amenities. A doctor's surgery is available nearby in Horsham St. Faith, offering accessible healthcare within a short distance. A petrol station can be found just a few minutes' drive away, ideal for refuelling on local or longer journeys. Everyday shopping needs are easily met with a supermarket located in nearby Hellesdon or Sprowston, both around 10–15 minutes by car. A post office is also available within the village or in the adjacent parish, providing convenient postal services.

For public transport, Newton Park Homes is well served. A bus stop is located within walking distance of the park, offering regular services into Norwich and surrounding villages. For longer journeys, the Norwich train station—approximately 20 minutes' drive—provides direct rail connections to London, Cambridge, and beyond.







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The home welcomes you with a spacious sitting and dining room, thoughtfully designed to accommodate both relaxation and entertaining. Natural light floods the space, creating a warm and inviting atmosphere for everyday living or gathering with friends and family.

Adjoining this area is a bright and airy sun room, extending the main reception space and offering panoramic views of the surrounding development—an ideal spot to enjoy your morning coffee or unwind with a good book.

The well-appointed kitchen is fitted with a range of wall and base cabinets, complemented by practical under-counter spaces for appliances, making everyday tasks both efficient and convenient.

There are three bedrooms, offering flexible accommodation whether for sleeping, guests, or creating a dedicated hobby or study room. A modern shower room completes the interior, providing three-piece suite for a functional finish.

Externally, the home benefits from its own driveway offering off-road parking for two vehicles, along with access to a communal car park for visitors. Surrounded by attractive communal grounds and maintained open spaces, the development enhances the appeal of this delightful home.







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### Agents note

Leasehold

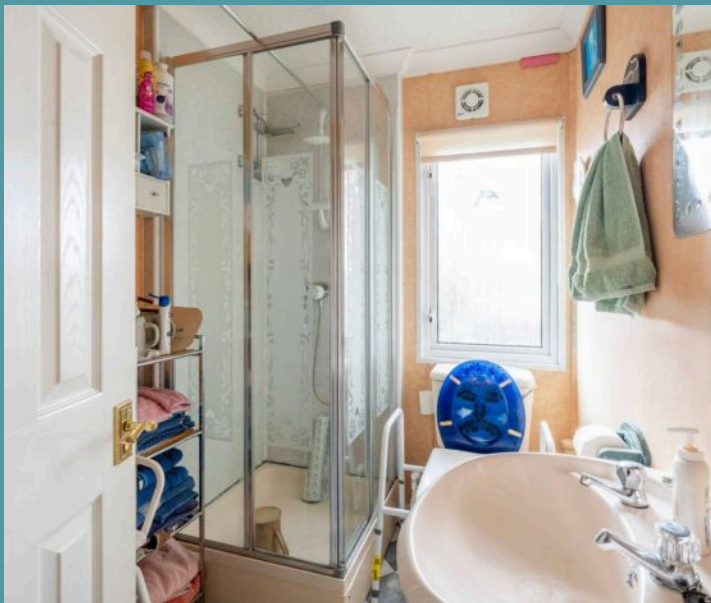
Ground rent - £160.88 pcm

New gas tank (less than 2 years old)

Exterior painted every 2 years

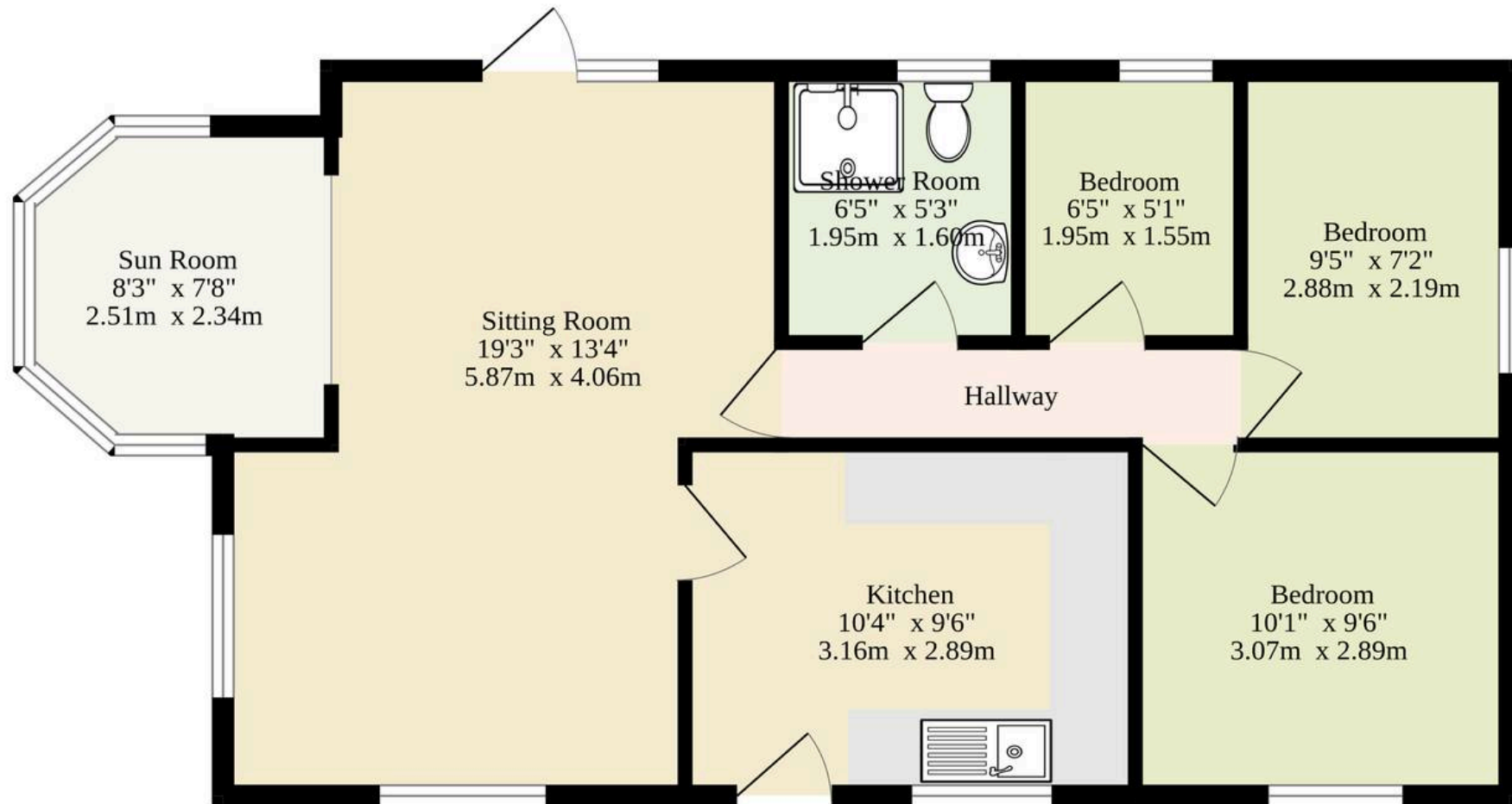
No cats or dogs

- Park home proudly positioned on the popular residential Tingdene Development in Newton St. Faith
- Largest plot on the site
- Ideally located for those wishing to enjoy the gentler pace of life, while retaining easy access to Norwich
- Live amongst a friendly and established community of like-minded individuals all aged over 45
- Spacious sitting/dining room inviting relaxation and entertaining
- Sun room that extends the reception space, with panoramic views of the surroundings
- Kitchen fitted with wall and base cabinetry and under-counter areas for appliances
- Three bedrooms and a shower room
- A driveway providing off-road parking and a communal car park
- Local amenities include a doctors, a petrol station, a supermarket, a post office, a train station and a bus stop





**Ground Floor**  
**648 sq.ft. (60.2 sq.m.) approx.**



**TOTAL FLOOR AREA : 648 sq.ft. (60.2 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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