



57 Newton Park Homes, Newton St. Faith  
Norwich



Minors & Brady



## 57 Newton Park Homes

Newton St. Faith, Norwich

Positioned within a private and enclosed setting just north of Norwich, this well-presented park home is exclusively for the over-45s. Inside, a light-filled kitchen/diner features modern cabinetry, contrasting work surfaces and a handy pantry cupboard, while the generous lounge enjoys natural light and its own access to the outside. Two well-sized bedrooms, including a principal with a built-in wardrobe, are complemented by a fitted family shower room. The exterior offers a wrap-around garden with patio areas, decorative planters, established greenery, fencing for privacy, and a useful storage shed, together with the benefit of off-road parking on a shared driveway and access to shared communal grounds.

### Location

Newton St. Faith is a charming village positioned just north of Norwich, offering a peaceful yet well-connected setting. The area enjoys easy access to the A140, making travel into Norwich city centre and beyond highly convenient, while Norwich International Airport is only a short drive away. Local amenities can be found in neighbouring villages, including shops, pubs, and schools, with a wider choice of services, restaurants, and leisure facilities available in Norwich. Surrounded by picturesque Norfolk countryside, the location provides plenty of opportunity for scenic walks, cycling, and exploring nearby attractions such as the Norfolk Broads and the coast. The village also benefits from a friendly community atmosphere, making it an appealing place to call home.



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## Newton St. Faith

Enter through the hallway and move into the kitchen/diner. The kitchen and dining area are light and neatly arranged, with neutral cabinetry and contrasting work surfaces that create a modern yet practical feel. A large window ensures the space remains bright throughout the day, while the layout allows for both cooking and casual dining. The flooring is finished in a contemporary style, adding to the fresh, updated look, with plumbing for a washing machine and a pantry cupboard.

Move through to the lounge, a bright and generous room where large windows draw in natural light. Finished in neutral tones with carpet flooring, this versatile space provides plenty of room for everyday living and enjoys its own access to the outside.

The home offers two well-sized bedrooms, both finished with carpet flooring and filled with natural light. The principal bedroom benefits from a built-in wardrobe, adding useful storage. Completing the interior is a fitted family shower room with a shower enclosure, WC, and wash basin, all set against white tiling for a clean and simple finish. A frosted window allows light in while maintaining privacy, making the room practical and easy to maintain.





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Additional features include double glazing throughout. Outside, the property is enhanced by a private and enclosed wrap-around garden. The exterior presents a neat and well-kept appearance, with a gated entrance leading to paved pathways and patio areas. Decorative planters and established greenery add colour and character, while fencing and hedging provide privacy. A storage shed sits within the garden, and off-road parking is available on a shared driveway.

## Agents notes

We understand that the property will be sold leasehold, connected to main services, water, electricity and drainage.

Heating system- Gas Central heating

Council Tax Band- A

Over 45s only residency

No pets permitted

No children allowed

Years remaining on lease: To be determined

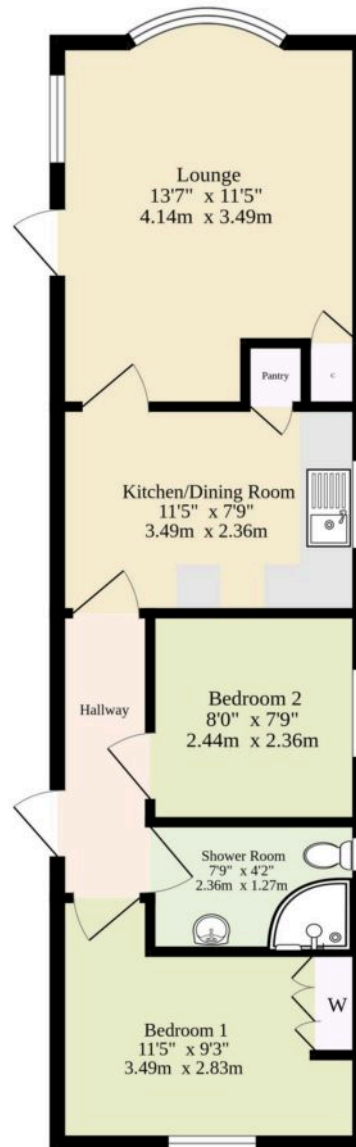
Ground rent: £162 per month



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Ground Floor  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 482 sq.ft. (44.8 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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