



201 St. Faiths Road, Norwich
Norwich



Minors & Brady

Set on a generous corner plot, this impressive detached family home delivers a refined balance of original character and modern-day comfort. Light and spacious accommodation flows effortlessly, with well-proportioned reception rooms enjoying a private, dual-aspect position ideal for family living and entertaining. The contemporary kitchen/breakfast room forms the hub of the home, complete with a central island, underfloor heating and direct access to the garden. Upstairs, three generous double bedrooms include a standout principal suite with walk-in wardrobe and en-suite shower room. Outside, the wraparound garden offers patio seating, lawned areas and mature hedging that together create excellent privacy. A converted garage, currently used as an Airbnb, adds valuable flexibility for guests, home working or potential income.

- Substantial detached family home occupying a generous corner plot
- Elegant blend of period character and modern design, including original Victorian cast-iron fireplaces
- Three spacious double bedrooms, with an extended principal suite featuring walk-in wardrobe and en-suite
- Stylish kitchen/breakfast room with central island, integrated appliances and underfloor heating
- Two reception rooms, including a lounge with bio-ethanol fire and French doors to the garden
- Separate dining room, with flexibility to incorporate a home office area
- Converted garage currently arranged as an Airbnb, complete with kitchen area, shower room and private garden (STPP)
- Wraparound garden with two patio seating areas and mature hedging for privacy
- Off-road parking for multiple vehicles via a generous driveway
- Modern comforts throughout, including gas central heating, double glazing and a ground-floor WC





M&B

201 St. Faiths Road

The Location

St Faiths Road is set within the well-regarded village of Old Catton, a location that offers the best of both village living and everyday convenience. The area enjoys a calm, residential feel while remaining highly accessible, with Norwich city centre just a short drive away, making it easy to enjoy the city's wide range of shopping, dining, cultural attractions and employment opportunities without sacrificing a quieter home environment.

The village itself is well connected, with regular bus services providing straightforward routes into Norwich and surrounding areas, ideal for commuters or those who prefer public transport. For travel further afield, nearby rail links offer direct services to London and other major destinations, while Norwich International Airport is close at hand, supporting both business and leisure travel.

Local amenities are a real strength of the area. A Co-op supermarket is within walking distance, making day-to-day shopping quick and convenient, alongside other nearby services that support everyday living. Families and long-term residents are drawn to Old Catton for its established community feel and practical layout.

One of the standout highlights of the location is the close proximity to Catton Park, which can be easily reached on foot. This expansive green space provides an ideal setting for dog walks, gentle strolls or simply enjoying the outdoors throughout the changing seasons. The park plays a central role in local life, hosting regular activities such as the weekly Parkrun and offering a wonderful natural backdrop to the village.



201 St. Faiths Road

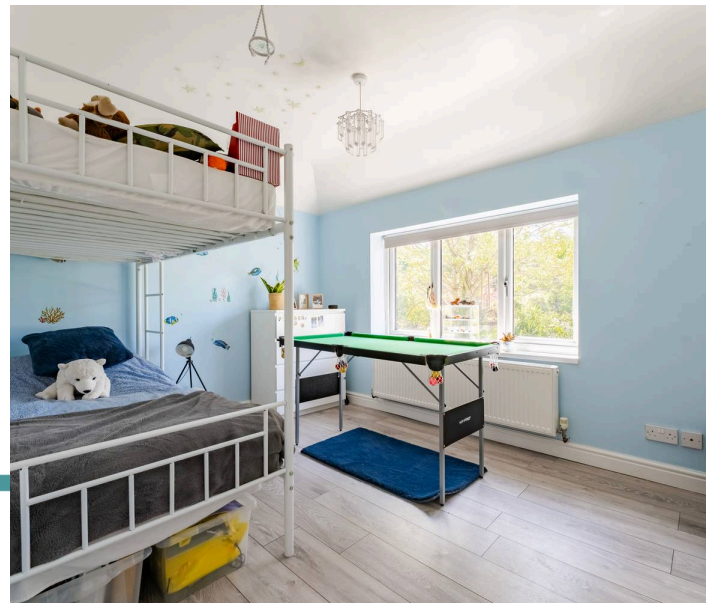
St. Faiths Road, Old Catton

Occupying an impressive corner plot, this substantial detached family home offers a wonderful blend of period character and contemporary design, resulting in stylish, flexible accommodation perfectly suited to modern living. From the outset, the property makes a strong first impression, with mature hedging creating privacy and a sense of seclusion while still allowing the house to feel open and welcoming.

A bright entrance hall sets the tone on arrival, leading into a thoughtfully arranged ground floor. The dining room provides an excellent space for family meals and entertaining, with ample room to incorporate a home office area if required.

Flowing through to the welcoming lounge, this space is centred around a sleek bio-ethanol fire and enhanced by French doors that open directly onto the garden, creating a lovely connection to the outdoors. These principal reception rooms enjoy a dual-aspect layout and a notably private, non-overlooked position.

At the heart of the home lies the contemporary kitchen/breakfast room, designed with both style and practicality in mind. A central island acts as a natural hub for family life, complemented by generous storage, integrated appliances and underfloor heating. French doors open onto one of the patio areas, making it an ideal space for everyday living as well as entertaining. A separate utility room and ground-floor WC add further convenience.



201 St. Faiths Road

Upstairs, the first-floor landing leads to three generous double bedrooms, all well proportioned and beautifully presented. The main bedroom is particularly impressive, having been extended to include a walk-in wardrobe and modern en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom fitted with a shower over the bath, while original Victorian cast-iron fireplaces add charm and character throughout the home.

Externally, the wraparound garden is a real highlight, offering two patio seating areas, expanses of lawn and established planting that together create a strong sense of privacy. A shingled driveway to the side provides off-road parking for multiple vehicles, ensuring both practicality and ease of access.

An additional and highly versatile feature is the converted garage, currently arranged as an Airbnb with its own shower room, kitchen facilities, heating, light and power, along with a private garden area. This space offers excellent flexibility for guest accommodation, home working, multi-generational living or income potential, subject to requirements.

Altogether, this is a beautifully balanced and thoughtfully enhanced family home, offering space, flexibility and privacy on a generous plot, while seamlessly combining period charm with modern comforts.

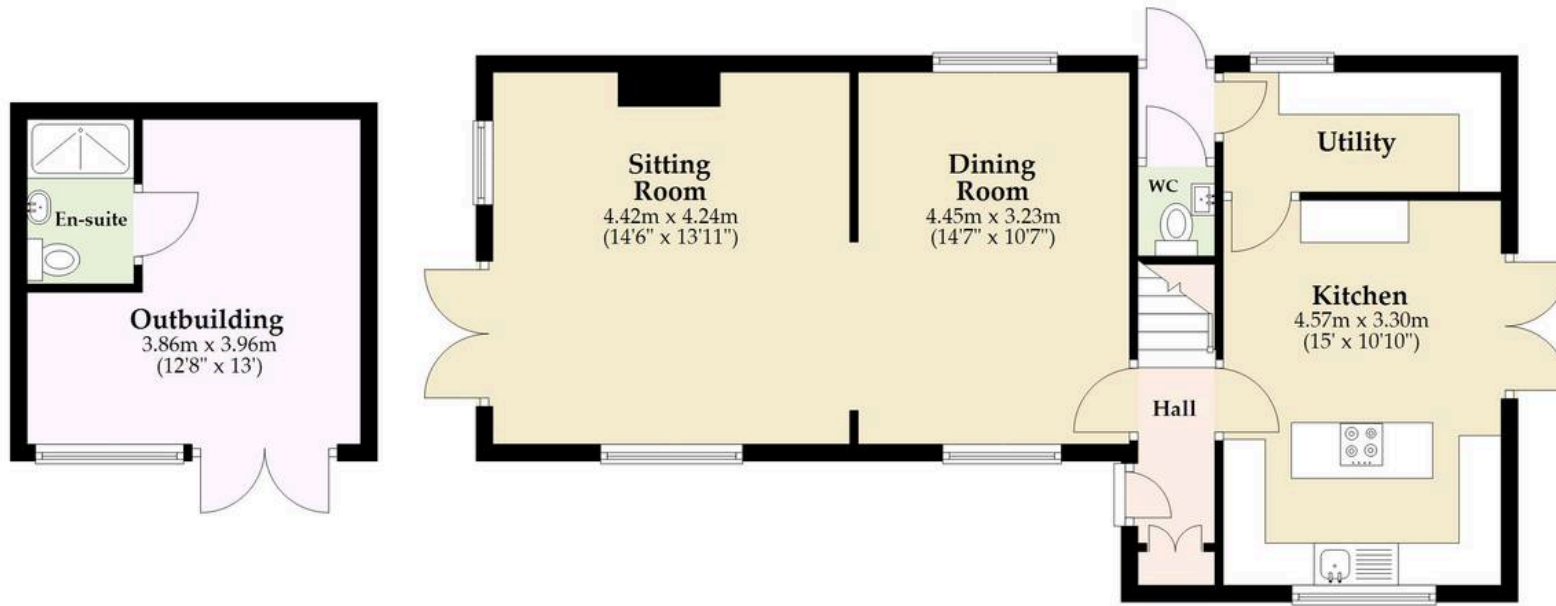
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



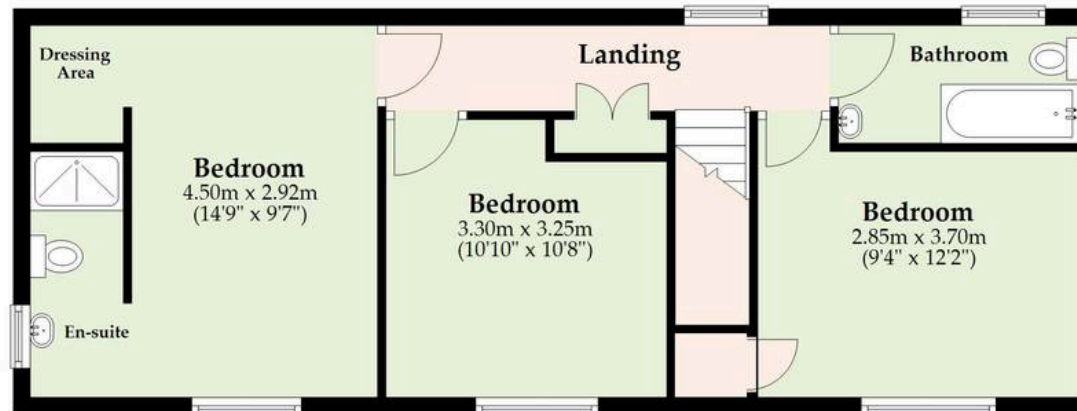
Ground Floor

Approx. 75.7 sq. metres (815.0 sq. feet)



First Floor

Approx. 63.1 sq. metres (679.3 sq. feet)



Total area: approx. 138.8 sq. metres (1494.3 sq. feet)

Sqft excludes hall, landing and garage.

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*.



Meet *Abi*
Branch Partner



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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk