



259c St. Faiths Road, Norwich

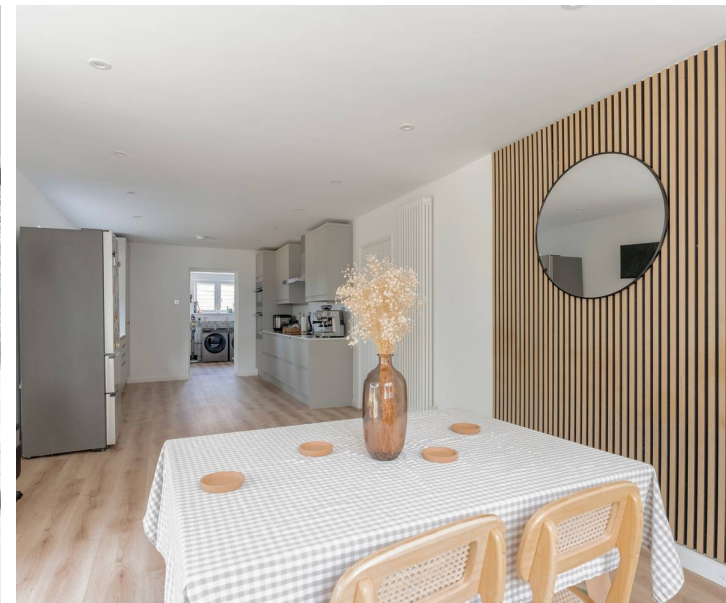
Minors & Brady



A standout detached family home offering beautifully updated interiors, generous living spaces and a wonderful south-west facing garden. Recently enhanced with a contemporary kitchen and quality flooring throughout the ground floor, the property is ready to move straight into and enjoy. The spacious layout centres around an impressive kitchen/diner, creating a sociable hub for everyday life, while the dual-aspect lounge with wood burner provides a warm and inviting retreat. Four double bedrooms offer excellent accommodation for growing families, including a principal bedroom with en-suite facilities. Outside, extensive driveway parking, a garage and a wonderfully private rear garden provide the perfect balance of practicality and outdoor enjoyment. Situated in a convenient village location close to local amenities, this attractive home delivers space, comfort and versatility in equal measure.

- Detached family home occupying a generous plot of approximately 0.22 acres (STMS)
- Stylishly updated with a contemporary fitted kitchen and new ground floor flooring
- Superb kitchen/diner providing the ideal space for family life and entertaining
- Spacious dual-aspect lounge featuring a charming wood-burning stove
- Versatile study/playroom perfect for home working or additional reception space
- Four well-proportioned double bedrooms
- Modern family bathroom featuring both a freestanding bath and separate shower
- Ground floor utility room and WC for added everyday convenience
- Extensive driveway parking, additional shingle parking area and garage with electric roller door
- Private south-west facing rear garden with lawn, mature planting and covered patio area ideal for outdoor entertaining

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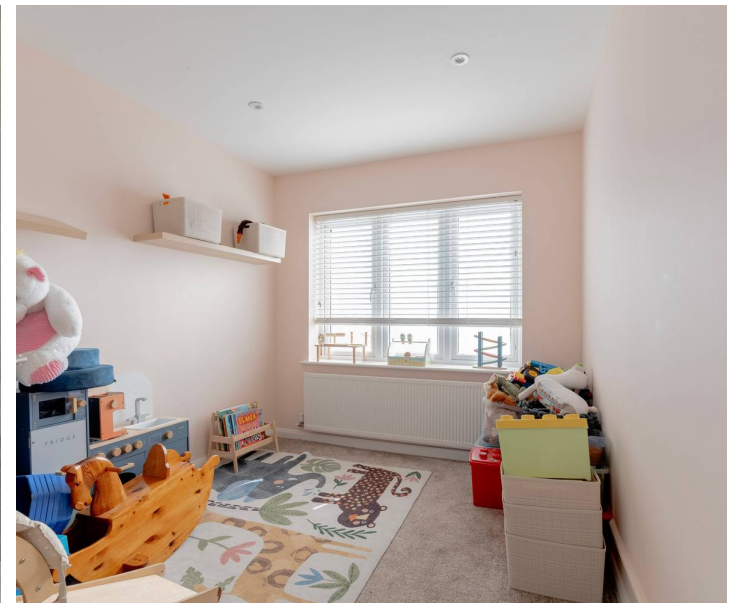
The Location

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.





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St. Faiths Road, Old Catton

Beautifully presented and thoughtfully improved, this impressive detached family home occupies a generous plot in a popular village setting, offering an exceptional blend of modern comfort, versatile living space and attractive outdoor areas. Recent enhancements, including a stylish new kitchen and quality flooring throughout the ground floor, have created a home that is ready to enjoy from day one while still retaining a warm and welcoming feel.

At the heart of the property is a superb open-plan kitchen and dining space, designed to bring family and friends together. With ample room for everyday dining, entertaining and busy family life, this sociable area is complemented by a practical utility room providing additional storage and workspace. The spacious dual-aspect lounge enjoys plenty of natural light and features a charming wood burner, creating a cosy retreat during the colder months. A versatile additional reception room offers flexibility to suit a variety of needs, whether as a home office, playroom, snug or hobby room, while a convenient ground floor WC completes the accommodation.

Upstairs, four well-proportioned double bedrooms are arranged around the landing, providing comfortable and flexible accommodation for growing families. The generous principal bedroom benefits from its own contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom featuring both a freestanding bath and separate shower.



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Outside, the property continues to impress. Set back from the road, a substantial resin driveway and additional shingle parking area provide ample space for multiple vehicles and lead to the garage, which benefits from power, lighting and an electric roller door. To the rear, the private south-west facing garden offers a wonderful setting to relax and unwind.

Mainly laid to lawn and framed by mature trees and established planting, the garden enjoys a high degree of privacy and provides plenty of space for children to play, gardening enthusiasts to enjoy, or simply for hosting family gatherings. A covered patio area creates the perfect spot for outdoor dining and entertaining throughout the year.

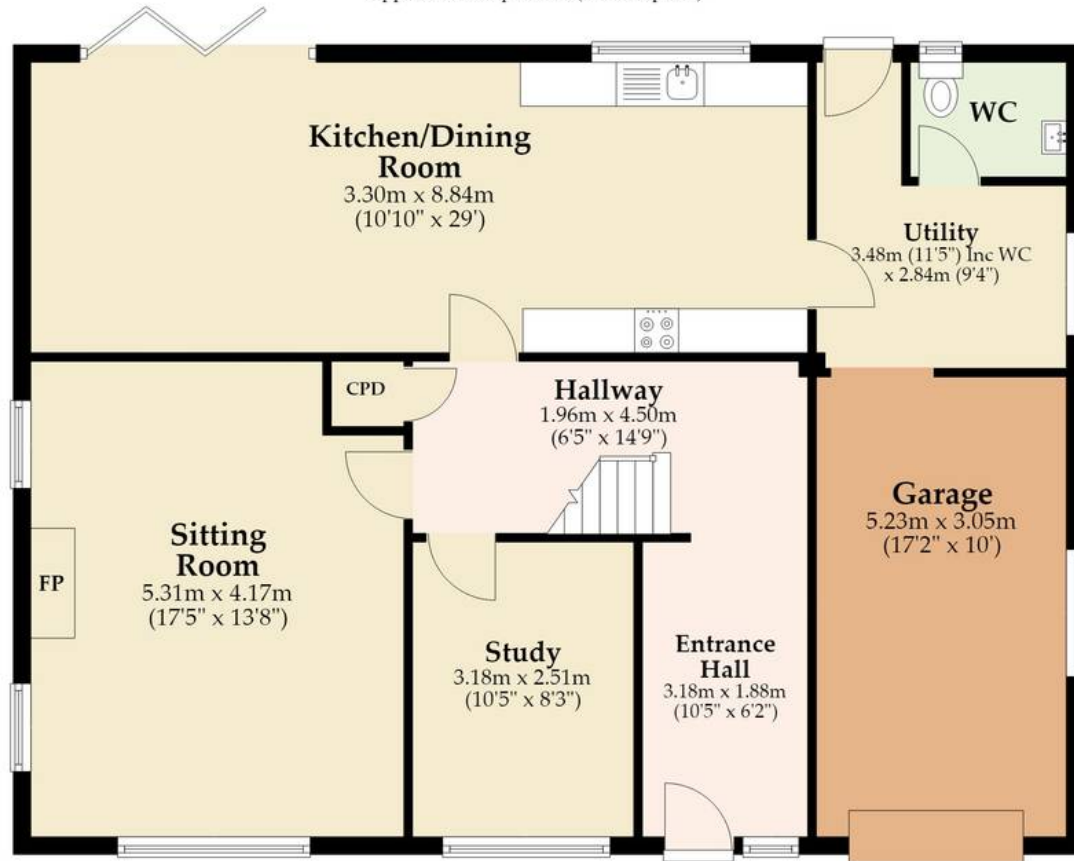
Agent's Note

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



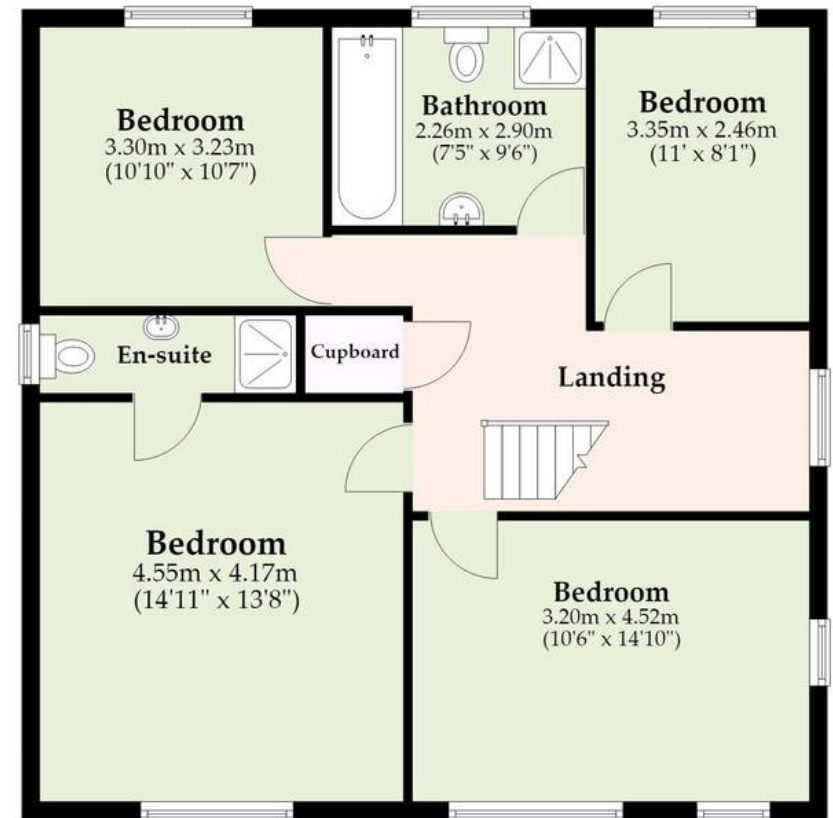
Ground Floor

Approx. 103.2 sq. metres (1111.3 sq. feet)



First Floor

Approx. 77.8 sq. metres (837.3 sq. feet)



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Total area: approx. 181.0 sq. metres (1948.6 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.

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