



238 St. Faiths Road, Norwich

Minors & Brady



238 St. Faiths Road

A rare opportunity to acquire a cherished family home that has remained in the same ownership for an impressive 60 years, this spacious three-bedroom detached residence occupies an individual non-estate plot along the highly sought-after St. Faiths Road. Set back from the road and enjoying a wonderful sense of privacy, the property offers attractive frontage, a generous driveway, garage and beautifully maintained gardens. Internally, the home is bright and well-proportioned throughout, benefitting from large windows, an east-west aspect and over 1,600 sq ft of versatile accommodation. Immaculately cared for and ready to move straight into, it also presents exciting scope for a new owner to update and personalise over time. Properties of this nature, on such a desirable road and with a history of long-term ownership, rarely come to the open market.

- Rare opportunity to acquire a cherished family home, lovingly owned and maintained by the same family for approximately 60 years
- Individual non-estate three-bedroom detached residence on the highly sought-after St. Faiths Road
- Set back from the road with an attractive frontage, generous private driveway and garage
- Bright and spacious accommodation extending to over 1,600 sq ft with large windows throughout
- Immaculately presented and ready to move straight into, with scope to modernise and personalise over time
- Impressive dual-aspect lounge, separate dining room, fitted kitchen, utility room and ground floor cloakroom
- Three well-proportioned bedrooms, family bathroom and useful built-in storage
- Private east-west facing rear garden enjoying excellent natural light





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The Location

Old Catton benefits from a strong community feel and an excellent range of day-to-day amenities. Nearby facilities include supermarkets, independent shops, cafés, healthcare services and recreational facilities, ensuring everyday essentials are always close at hand. The area is particularly appealing to families thanks to its selection of well-regarded schooling options catering for a range of ages, making it a practical and desirable place to put down long-term roots.

For those who enjoy the outdoors, Catton Park is located nearby and provides beautiful parkland, mature trees and open green spaces ideal for walking, running, dog walking and family recreation. The park plays an important role within the local community and offers a wonderful setting to enjoy throughout the seasons.

Transport links are another major attraction of the area. Regular bus services are available nearby, providing convenient routes into Norwich city centre, the Norfolk and Norwich University Hospital, the University of East Anglia and surrounding areas. Road connections are equally impressive, with easy access to the A140, Broadland Northway and A47, making travel across Norfolk and beyond straightforward.

For commuters and frequent travellers, Norwich Railway Station offers direct services to London Liverpool Street and other major destinations, while Norwich International Airport is located just a short distance away, providing a range of domestic and international connections. Combined with its excellent amenities, respected schools, green open spaces and convenient transport network, Old Catton continues to be one of Norwich's most sought-after residential locations.

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St. Faiths Road, Old Catton

Set back from the road along one of the area's most desirable and well-established residential addresses, this spacious three-bedroom detached home presents a rare opportunity to acquire a much-loved family residence in a highly sought-after location. Having been cherished by the same family for approximately 60 years, the property has been immaculately maintained throughout its ownership and offers buyers the chance to move straight in while still providing scope to personalise and enhance at their own pace.

Occupying an attractive individual plot, separate from modern estate-style developments, the property enjoys a wonderful sense of privacy and a peaceful setting. A generous private driveway provides ample off-road parking, whilst additional on-street parking is available nearby for visiting family and friends. The attractive frontage is complemented by a lawned section to the side, creating excellent kerb appeal and a welcoming first impression.

The accommodation extends to over 1,600 sq ft and is notably bright throughout, benefitting from large windows and an east to west aspect that allows natural light to flood the home for much of the day. A spacious entrance hall creates a welcoming introduction and provides access to the principal ground floor rooms.

To the front of the property, the impressive lounge offers a superb reception space with generous proportions, ideal for both everyday living and entertaining.



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The separate dining room provides ample space for family meals and gatherings and sits conveniently adjacent to the kitchen. The kitchen itself is well-sized and practical, benefiting from good worktop and storage space, while a substantial utility room offers further flexibility for laundry, storage and day-to-day household requirements.

Completing the ground floor is a convenient cloakroom/WC together with internal access to the garage.

The first floor is equally well arranged, with a spacious landing leading to three bedrooms and the family bathroom. The principal bedroom is particularly generous in size, whilst the remaining bedrooms provide comfortable accommodation suitable for family members, guests or those seeking dedicated home-working space. The family bathroom serves the bedrooms and is complemented by useful built-in storage cupboards from the landing.

Outside, the rear garden is a particular highlight of the property. Wonderfully private and enjoying a quiet aspect, the garden has been beautifully cared for over many years and offers the perfect balance of usable outdoor space without becoming overwhelming to maintain.

Predominantly laid to lawn and well enclosed, the garden backs onto mature trees which provide an attractive backdrop and an enhanced feeling of seclusion. A striking feature wall further adds character, whilst the east to west orientation ensures excellent sunshine at different points throughout the day, making it an ideal setting for relaxing, gardening and outdoor entertaining.



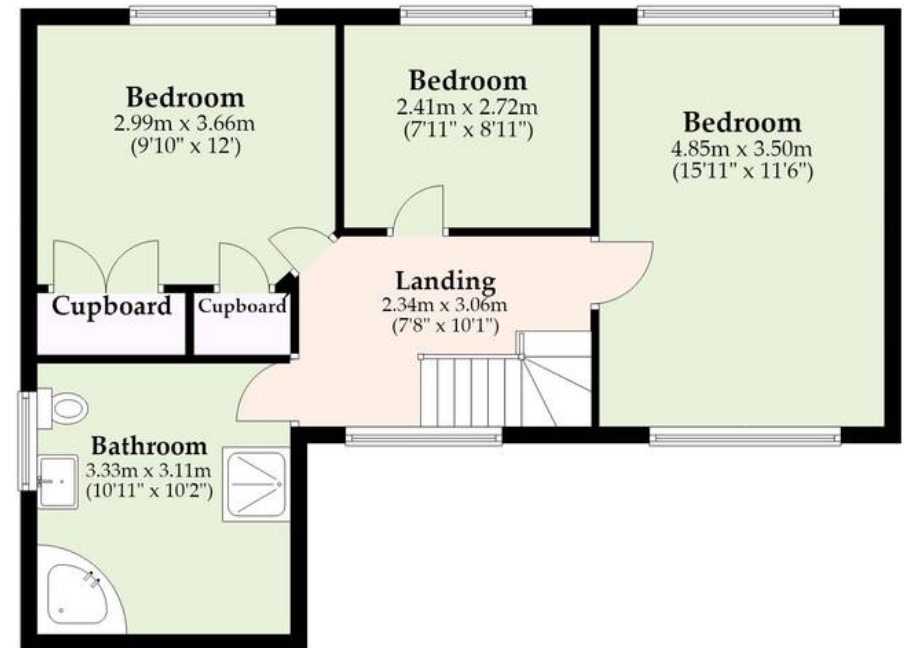
Ground Floor

Approx. 95.1 sq. metres (1024.0 sq. feet)



First Floor

Approx. 57.8 sq. metres (622.3 sq. feet)



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Total area: approx. 152.9 sq. metres (1646.3 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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