



278 St Faiths Road
Old Catton, Norwich, NR6 7AT

BROWN & CO



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Four bedroom detached family home located to the north of Norwich.

£395,000



DESCRIPTION

No. 278 St. Faiths Road is a spacious detached four-bedroom family home positioned in a desirable location to the North of Norwich, in the pretty suburb of Old Catton. The house enjoys well-arranged accommodation on two floors being constructed of red brick under a pitched main roof with the whole being offered in excellent decorative order.

The house is approached to the front into a wide entrance hall with access enjoyed to the principal ground floor rooms. The dual aspect sitting room is particularly attractive, boasting an open plan feel with the incorporation of the dining room area with sliding doors opening into the gardens. The kitchen is accessed of the dining room and benefits from a good range of wall and base units. Further ground floor rooms include a family room, shower room and utility room.

On the first floor there are four bedrooms and a family bathroom positioned off a large landing area. The principal bedroom features fitted wardrobes.

No.278 St Faiths Road is an individual property, well set back from the road, accessed via a private driveway heading

past the garage and parking is available for several vehicles. The gardens are mainly laid to lawn enjoying mature hedging and borders and offer a private feel.

The whole is offered to the market with no onward chain.

Services – Mains water, mains electricity, mains gas, mains drainage.

Local authority – Broadland district council.

LOCATION

Old Catton is situated in the north-eastern quadrant of Norwich, within easy reach of the Norwich outer ring road and there are local shopping and transport facilities in the village. There is easy access to Norwich Airport and the city of Norwich. Access through to the northern distributor route linking the area in with the Norfolk Broads and North Norfolk is good. This is an excellent opportunity to live in a prime residence in one of the more popular areas of Old Catton.

DIRECTIONS

Head out of Norwich on Constitution Hill, continuing straight over at the outer ring road roundabout and at the

traffic lights turn left into George Hill. At the junction turn right onto Spixworth Road and turn first left into Church Lane and continue till the end. Turn right onto St Faiths Road and continue for approximate 400 yards. The property is located on the right and side.

AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



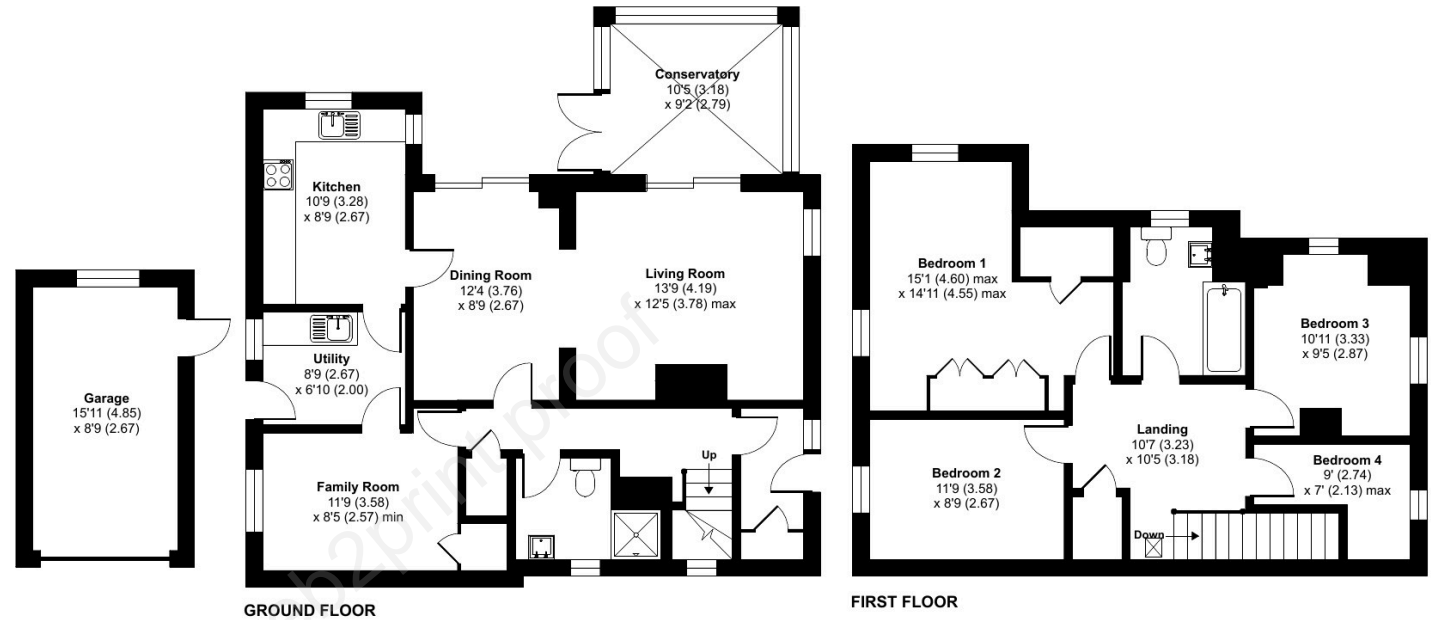
St. Faiths Road, NR6

Approximate Area = 1564 sq ft / 145.3 sq m

Garage = 141 sq ft / 13 sq m

Total = 1705 sq ft / 158.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Brown & Co. REF: 1011362

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Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants