



THE STORY OF

331 St. Faiths Road

Old Catton, Norfolk

SOWERBYS



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331 St. Faiths Road

Old Catton, Norfolk
NR6 7BL

Impressive Contemporary Home

Stunning Kitchen and Sitting Room

Cinema Room

Study and Cloakroom

Utility Room and Shower Room

Four Spacious Bedrooms

Principle with Dressing Room and En-Suite

Two Further En-Suites and Family Bathroom

Drive with Parking and Garage Access

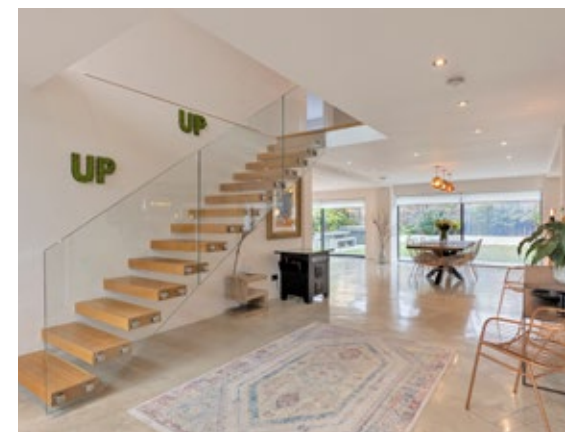
Well Landscaped Rear Garden with Terrace

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This truly impressive contemporary home offers a seamless flow of accommodation, combining abundant natural light with high-quality finishes throughout.

The spacious entrance hall sets the tone with a striking oak and glass floating staircase and polished concrete flooring complete with underfloor heating. To the right, a dedicated cinema room provides the perfect setting for cosy nights in.

The show-stopping heart of the home is the expansive open-plan kitchen and sitting room - an elegant space that blends luxury with clean, modern lines. The high-end kitchen is ideal for both cooking and entertaining, featuring ample storage, premium appliances, and a sociable island unit with seating. Underfloor heating continues beneath the stylish polished concrete floor, offering both comfort and sophistication.

The sitting area invites relaxation, with two large sliding doors that flood the space with natural light and effortlessly connect the indoors with the landscaped garden beyond.

Additional ground floor features include a study, cloakroom, utility room, and a separate shower room - perfectly catering to modern family life.

Upstairs, the floating oak staircase leads to a spacious landing and generous bedrooms. The principal suite boasts a walk-in wardrobe and a sleek, contemporary en-suite with both bath and shower. Two further bedrooms benefit from their own en-suite shower rooms, while the remaining rooms are served by a beautifully appointed family bathroom.





A home that perfectly
balances comfort,
sophistication, and
modern family living.



Outside, the front of the property offers a spacious driveway and access to the integral garage. To the rear, the landscaped garden has been thoughtfully designed to complement the home's contemporary aesthetic. Featuring a well-maintained lawn, a superb terrace for entertaining, and rendered raised beds lining the boundary, it's a perfect extension of the living space



The landscaped garden has been thoughtfully designed to complement the home's contemporary aesthetic.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Old Catton

VILLAGE CHARM ON NORWICH'S DOORSTEP

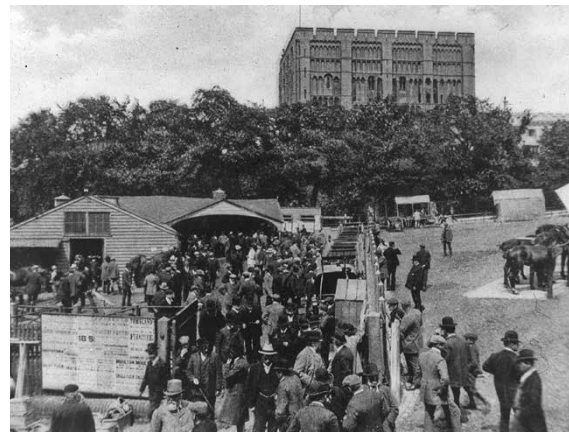
A charming village located on the outskirts of Norwich city centre, the village of Old Catton has a long history, dating back to at least the Saxon period. It was mentioned in the Domesday Book of 1086, which recorded it as “Cattuna.” Over the centuries, the village evolved and grew, and its name eventually changed to “Old Catton.”

One of the most prominent landmarks within the village is St. Margaret's Church, a beautiful medieval parish church which dates back to the 14th century. Old Catton maintains a strong sense of community, making it a wonderful place to live or visit. The village has a close-knit feel, with friendly locals and a welcoming atmosphere.

The village's picturesque setting adds to its appeal. Surrounded by the lush Norfolk countryside, offering peaceful walks, scenic views, and opportunities to connect with nature. The River Wensum runs nearby, further enhancing the area's natural beauty.

Despite its historical roots, Old Catton is well-equipped with modern amenities to cater to the needs of its residents. Local shops, pubs, and restaurants provide convenience and options for those who call the village home.

Additionally, the proximity to Norwich ensures that all major services and facilities are within easy reach. This ancient city has been home to writers, radicals and fiercely independent spirits for over a thousand years, and today continues in its legacy as an enclave of culture and creativity. Its perfectly preserved medieval streets are home to a thriving community of small businesses, a vibrant food scene and an established arts culture. It is also a gateway to a county that continues to inspire people with its unspoilt landscapes, open spaces and big skies.



Note from Sowerbys



“A seamless flow of accommodation, combining abundant natural light with high-quality finishes throughout.”



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band G.

ENERGY EFFICIENCY RATING

B. Ref:-0738-4924-7350-6961-9934

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///bunks.rubble.dared

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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