



**St. Faiths Road, Norwich NR6 7BN**

**welcome to**

**St. Faiths Road, Norwich**

**\*\*MUST BE VIEWED INTERNALLY\*\*** This detached three-bedroom bungalow is well presented throughout. Further offering ample off-road parking with garage and is situated with the village of Old Catton, which is desirable to a wide variety of occupants, particularly those looking to retire or downsize.



## Accommodation

William H Brown are pleased to present this well-presented three-bedroom detached bungalow situated in the popular suburb of Old Catton.

The property benefits from UPVC double glazed windows, gas central heating and is close to local amenities, schools, public transport, the city centre and the NDR.

The accommodation comprises of entrance hall, lounge, kitchen, conservatory, three bedrooms and bathroom. There is a large shingles driveway offering ample off-road parking, garage and an enclosed rear garden,

Appealing to an assortment of buyers, this property is sure to be popular! Call now to arrange your viewing!

## Entrance Hall

Entrance door to the side, airing cupboard.

## Lounge

14' 9" x 12' 5" (4.50m x 3.78m)

UPVC double glazed front window, fireplace with hearth, radiator.

## Kitchen

12' 5" x 12' 10" (3.78m x 3.91m)

Fitted with a matching range of base, wall and drawer units, work surfaces, sink unit and drainer, built in double oven, electric hobs with cooker hood over, plumbing for washing machine, karndean flooring, radiator, door to conservatory, UPVC double glazed rear window.

## Conservatory

11' 4" x 8' 5" (3.45m x 2.57m)

UPVC double glazed rear and side windows, door to the rear garden, radiator.

## Bedroom One

10' 9" x 10' 6" (3.28m x 3.20m)

UPVC double glazed front window, radiator.

## Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)

UPVC double glazed rear window, radiator.

## Bedroom Three

8' 2" x 7' 8" (2.49m x 2.34m)

UPVC double glazed side window, radiator.

## Bathroom

Fitted with a three-piece white suite comprising bath with shower over, WC, wash hand basin, shaver point, radiator, UPVC double glazed side window.

## Outside

To the front of the property there is a shingled driveway offering ample off-road parking. There is a garage measuring 17'1" x 8'9" with an up and over front door, power, light, door to the side and a window to the rear. To the rear of the property there is an enclosed rear garden mainly laid to lawn with a patio, mature flower beds and shrubs.



Floor Plan

Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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welcome to

## St. Faiths Road, Norwich

- Detached Bungalow
- Three Bedrooms
- Conservatory
- Well-Presented Throughout
- Ample Off-Road Parking

Tenure: Freehold EPC Rating: D

**£340,000**



### directions to this property:

Leave Norwich heading east on Magdalen Road, at the traffic lights turn left onto Constitution Hill and over the mini roundabout. At the ring-round roundabout take the second exit continuing on Constitution Hill. At the Woodman Pub turn left onto George Hill and then turn right onto Spixworth Road. Take the first left onto Church Street and then at the end of the road turn right onto St Faiths Road. Follow the road to the mini roundabout and then head straight over continuing on St Faiths Road where the property will be situated on your right.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SPR107860 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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