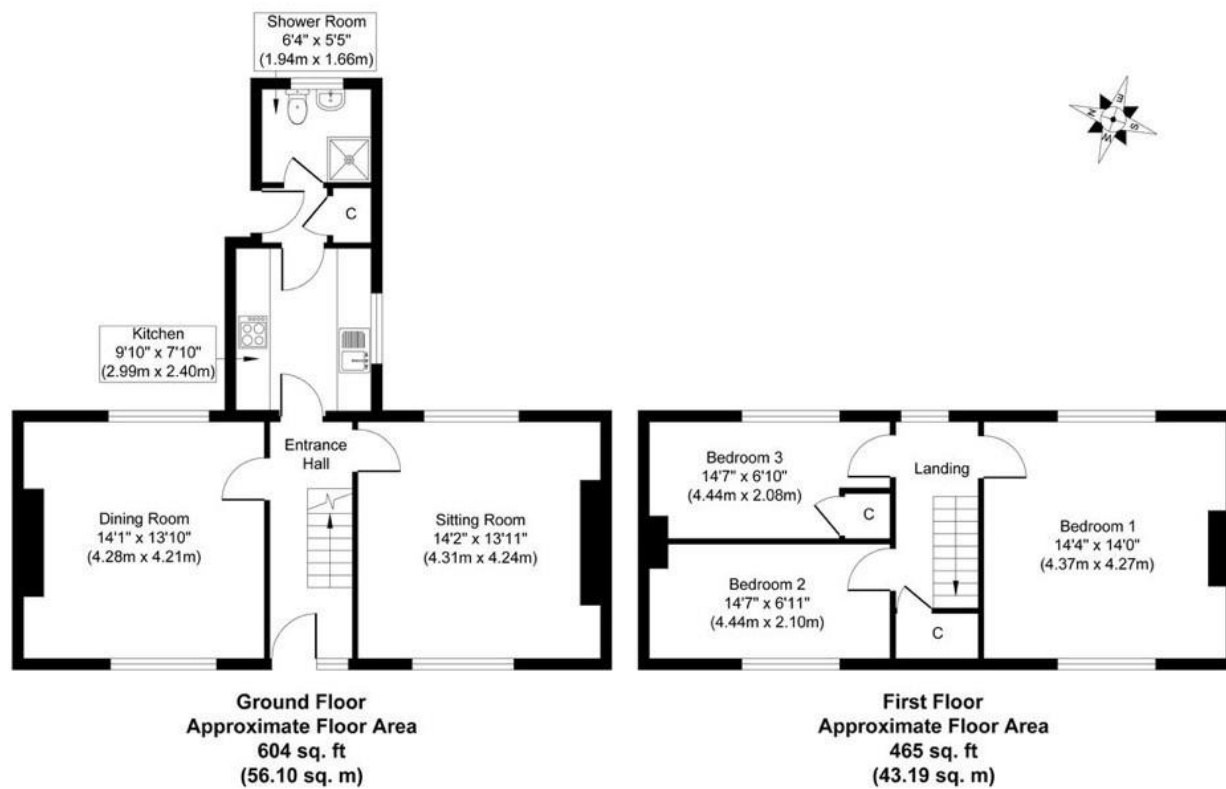


Newton Street, Newton St Faith
OIEO £315,000 Freehold



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Viewings strictly by appointment with: 297 Fakenham Road, Norwich, NR8 6LE

Taverham **01603 261104**
Norwich **01603 740044**

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We bring to prospective purchasers attention that we, as estate agents for the property, have not tested any appliances and purchasers should make their own enquiries of the relevant Authorities regarding the connection and viability of all services. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

- Traditional Cottage With Original Features
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen
- Three Piece Shower Room
- Sitting Room & Dining Room
- Two Stunning Inglenook Fireplaces
- Private Rear Garden
- Driveway Providing Off Road Parking
- Popular Village Location
- EPC Rating Tbc / Council Tax Band

Description

Iconic Estate Agents are delighted to present this enchanting three-bedroom cottage, nestled in the sought-after village of Newton St Faith.

Rich in character and traditional features, this beautiful home enjoys a peaceful position, set back from the road. Early viewing is highly recommended to fully appreciate its charm.

The accommodation includes a welcoming entrance hallway with a staircase leading to the first floor and doors opening to the principal ground floor rooms. The spacious sitting room is a true highlight, featuring a stunning Inglenook fireplace with an inset multifuel burner, exposed beams, and dual-aspect windows that fill the room with natural light.

The dining room is equally impressive, showcasing a beautiful fireplace, hardwood flooring, and windows to both the front and rear aspects, offering a delightful view of the surroundings. The modern kitchen is fitted with a range of stylish units, complemented by worktops, an inset ceramic sink, a double electric oven with a separate hob, and ample space for additional appliances. A door from the kitchen leads to the rear lobby, which provides access to the bathroom and rear garden. The bathroom is equipped with a three-piece suite, including a shower cubicle, low-level WC, and hand wash basin.

On the first floor, there are three well-proportioned bedrooms, all accessed from the landing, along with a handy storage cupboard.

Outside

To the front of the property, a shingle driveway offers ample parking, with a pathway leading to the front door. At the rear, the low-maintenance garden features a timber decking area and a patio, perfect for outdoor dining and relaxation. The garden is fully enclosed by timber fencing, with a rear access gate and a convenient garden shed.

This delightful country cottage blends traditional charm with modern comfort, making it the perfect home in a tranquil village setting.

Location

The village of Newton St Faith is positioned just over five miles from Norwich city centre and boasts a public house, community centre, primary school and parks.

Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

Services

Mains Drainage, Water, Gas, Electricity and Broadband are all connected.

Local Authority

Broadland District Council, Horizon Business Centre, Peachman Way, Norwich, NR7 0WF
Council Tax

Tenure

Freehold

Directions

Leave the A140 Cromer Road turning right into Manor Road, Horsham St Faith. Turn right onto Newton Street where the property can be found on the right hand side.

