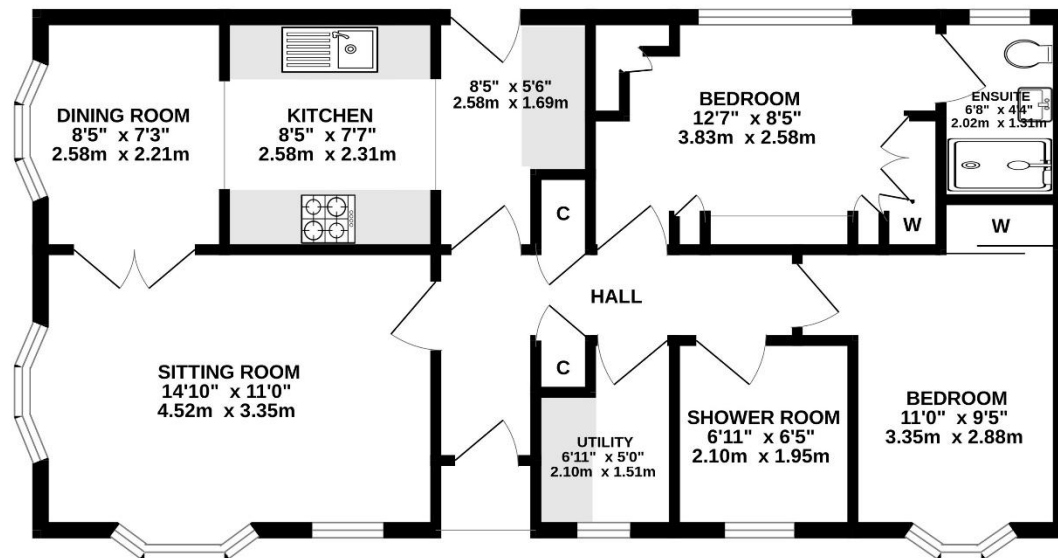


Newton Park  
Asking Price £120,000  
Share of Freehold



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.  
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.  
Made with Metropix ©2025

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

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

rightmove

zoopla

onTheMarket™

THE GUILD  
PROPERTY  
PROFESSIONALS

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.

- Attractive Two Bedroom Home
- Offered With No Onward Chain
- Spacious Sitting Room With Bay
- Modern Kitchen with Appliances
- Separate Dining Room

- Master Bedroom With En-Suite Shower Room
- Further Double Bedroom with Bay Window
- Generous Gardens and Driveway
- Utility/Office Space
- Council Tax Band A



## Description

An attractive two-bedroom home located on the sought-after Newton Park development within the popular village of Newton St Faith. This beautifully presented property occupies a generous plot, is offered in excellent decorative order throughout, and comes with the added advantage of no onward chain. The accommodation comprises a welcoming entrance hallway with two storage cupboards and doors leading to all further rooms. The sitting room is of generous proportions, featuring a bay window to the front aspect and French doors opening into the dining room. The dining room is also spacious, benefiting from a bay window to the side aspect and opening seamlessly into the kitchen. The kitchen is fitted with a modern range of units and includes an integrated double oven, hob, dishwasher and separate fridge and freezer, with ample space for further appliances. A door provides access to the rear garden. The master bedroom is fitted with modern wardrobes and storage units, and benefits from a private en-suite shower room. A further double bedroom also includes built-in wardrobes and a bay window to the front. In addition, there is a versatile utility space, which could be used as a home office or for additional storage if required. The family bathroom comprises a shower cubicle, low-level WC and hand wash basin.

## Outside

Externally, the property enjoys a generous wrap-around garden, mainly laid to lawn and enclosed by timber fencing, offering excellent outdoor space. To the front, there is a further lawned garden and a driveway providing ample off-road parking.

## Location

Newton St Faith is a charming and well-connected village just north of Norwich, offering a blend of rural peace and easy city access. Surrounded by open countryside, it provides a friendly community feel with a village pub, local amenities, and excellent walking opportunities. The nearby A140 makes commuting into Norwich and beyond simple, while Norwich International Airport is only a short drive away. Families benefit from good local schools and green spaces, while the city's shops, restaurants, and cultural attractions are within easy reach.

## Viewing Arrangements

Viewing is strictly through Iconic Estate Agents on 01603 261104

## Services

Mains Drainage, Water, Gas (tank), Electricity

## Local Authority

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

## Tenure

Leasehold

## Directions

Leave Norwich heading North via the A140. Turn right into Newton St Faith then take the left turn onto Manor Road. Follow this along onto Newton Street then take a right turn onto Fairholme Road. Take the next right-hand turn into Newton Park. Once parked in the main car park follow the main road where No.6 can be found on the right.

