

abbot**Fox**  
Bespoke.





Manor Road, Newton St. Faith, Norwich  
*Offers In Excess Of £340,000*

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abbotFox Bespoke is a private office within abbotFox specialising in the sale and letting of some of the region's most exclusive and prestigious properties.

Samuel Le Good | **Head of Bespoke**











# THE DETAIL

abbotFox Bespoke presents this beautifully extended and meticulously improved cottage, perfectly positioned in the sought-after village of Newton St Faith. Combining period charm with contemporary finesse, this home offers a seamless blend of style, comfort, and versatility.

The ground floor welcomes you with an entrance and utility area, cloakroom, and a stunning kitchen breakfast room at the heart of the home. The lounge, featuring a multi-fuel burner, invites relaxation, while the dining room, dedicated office, and impressive garden room provide flexible, inspiring living spaces. The layout also allows for the easy addition of a further bedroom if desired.

Upstairs, two generous double bedrooms are served by a stylish family shower room, continuing the home's refined aesthetic.

Outside, the private, mature garden offers a peaceful retreat, complete with a spacious summer house and secure storage. Ample off-road parking adds practicality without compromising character.

Ideally located for village living with easy access to Norwich, this home also presents an excellent investment opportunity, having been successfully operated as a short-term holiday let.





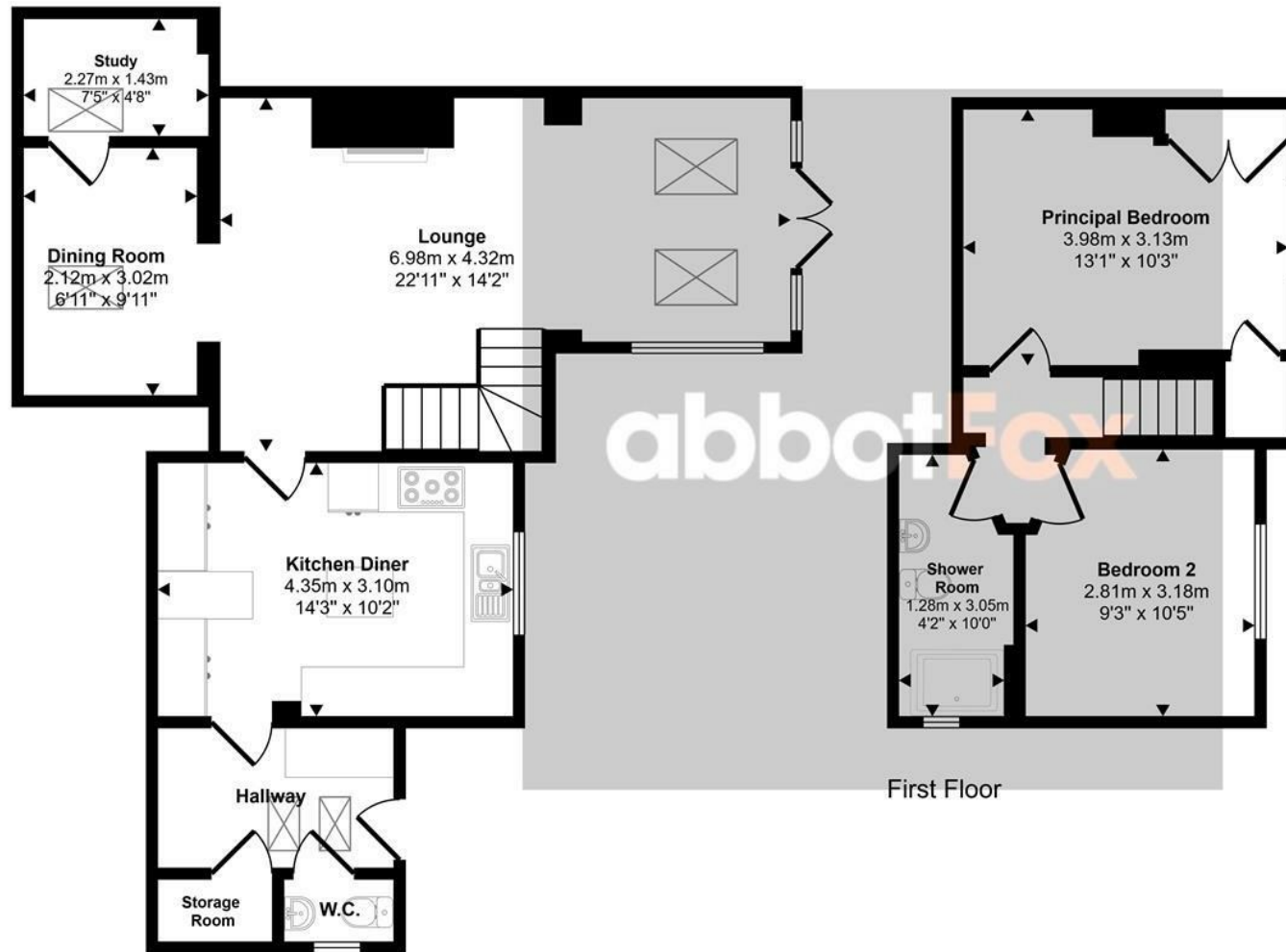




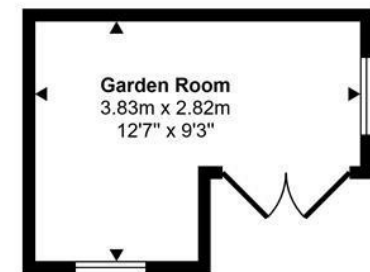


## THE HIGHLIGHTS\_\_

- Renovated and extended cottage
- Off road parking
- Generous living accommodation
- Popular village location
- Mature, enclosed gardens
- Viewing advised



Ground Floor



Garden Room

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox @abbotfoxbespoke

EPC RATING - C

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