



3 Beechwoods

St Faith's Road, Norwich, NR6 7AQ

**BROWN & CO**



## 3 Beechwoods, St Faith's Road, Norwich, NR6 7AQ

An exceptional and substantial detached residence offering versatile and well-proportioned accommodation, extending to approximately 3,969 sq ft (including garages), set within a desirable and well-connected location to the north of Norwich.

Acreage – 0.5 acres (stms)

Offers in Region of £825,000



### DESCRIPTION

No. 3 Beechwood is an impressive and generously proportioned family home, thoughtfully arranged to provide both expansive living space and flexible accommodation suited to modern living. The property is notable for its expansive layout, particularly in the principal rooms which enjoy access through to a spacious garden room and access into the grounds.

At the heart of the home lies a striking open-plan kitchen/dining room which was an addition by the current owners since their purchase in summer 2023. The kitchen measures over 27 ft in length, providing an ideal space for entertaining and general family life. This central hub is complemented by a substantial principal sitting room extending to approximately 25 ft, offering a bright and airy space with direct access to the garden room, which enjoys views and access onto the garden.

On the northwest elevation lies a games room/reception room, and double doors lead to the principal bedroom with en-suite.

The bedroom accommodation is extensive, comprising five well-proportioned bedrooms including the principal bedroom. The bedrooms are all comfortable double rooms with the second bedroom enjoying a large en-suite bathroom.

The attraction of this property lies with the benefit of a self-contained annexe area comprising kitchenette, sitting room and a bedroom with en-suite facilities (Installation of bathroom equipment required).

A utility room and family bathroom provide further functionality.

No. 3 Beechwoods is approached off St Faiths Road and leads down a private driveway servicing a small number of properties which includes no.3. as you turn into the driveway you are immediately taken back by the extensive parking area and the benefit of two substantial garages, both adjoining the property and providing excellent parking, storage or potential for workshop space.

The overall plot is substantial and the main rear gardens are delightful offering a good outdoor seating area. The gardens are mainly laid to lawn and relatively low maintenance, there is a super opportunity to create further garden additions but any buyer will enjoy the terrace area looking over the expansive lawn in what is a very private space.

Services – Mains water, mains drainage, mains electric, mains gas central heating.

Local authority – Broadland District Council

### LOCATION

Situated on St Faiths Road, the property enjoys a convenient position to the north of Norwich, providing easy access to the city centre, local amenities, and transport links, including Norwich International Airport and major road networks.

### DIRECTIONS

Head out of Norwich on Constitution Hill, continuing straight over at the outer ring road roundabout and at the traffic lights turn left into George Hill. At the junction turn right onto Spixworth Road and turn first left into Church Lane and continue to the junction with St Faith Road. Head over the junction heading slightly to the right where you will find the access to Beechbank.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





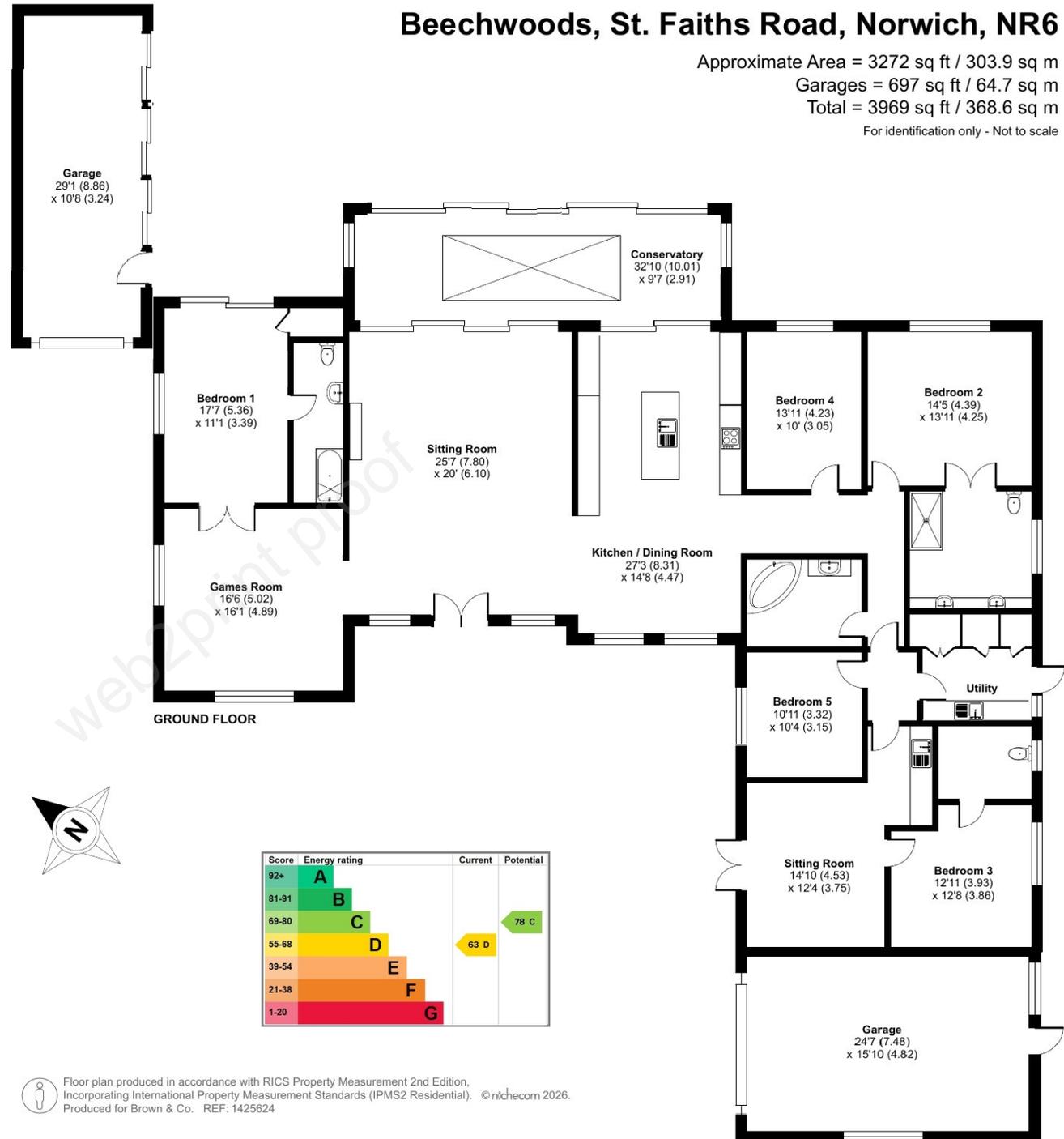
# Beechwoods, St. Faiths Road, Norwich, NR6

Approximate Area = 3272 sq ft / 303.9 sq m

Garages = 697 sq ft / 64.7 sq m

Total = 3969 sq ft / 368.6 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brown & Co. REF: 1425624



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