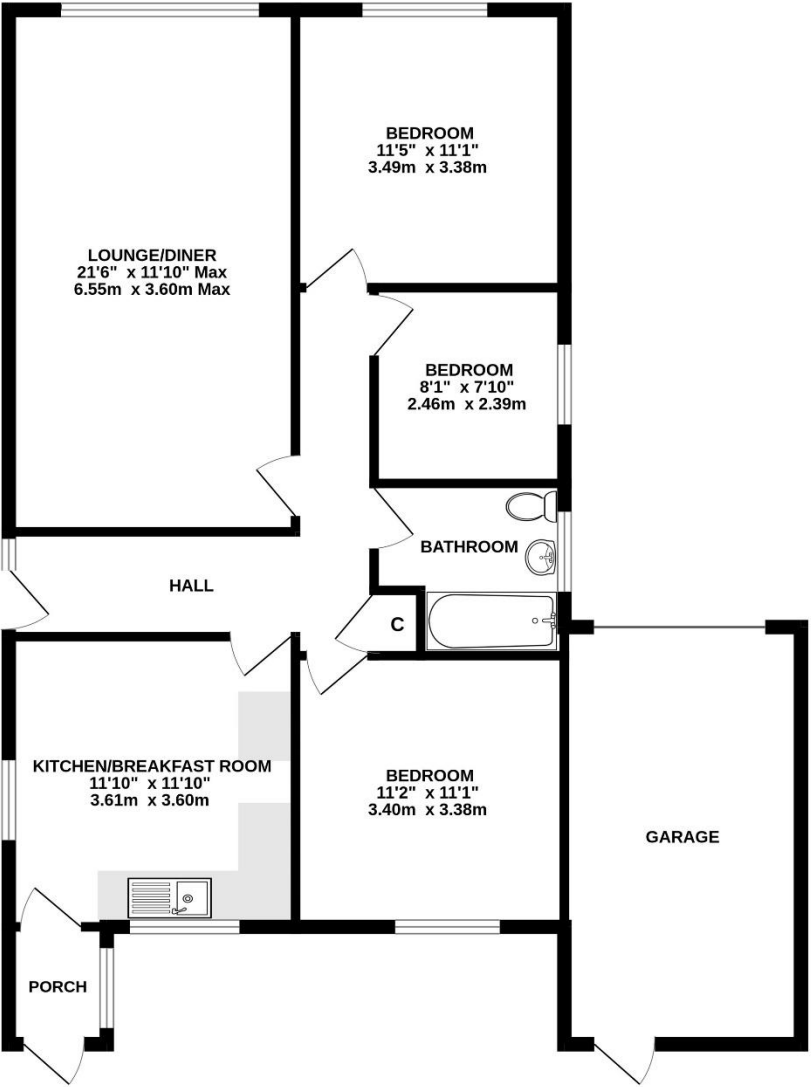


GROUND FLOOR



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



ICONIC  
ESTATE AGENTS

St. Faiths Road, Old Catton  
£300,000 Freehold



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

Taverham 01603 261104  
Norwich 01603 740044

rightmove

zoopla

onTheMarket.com



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.

- Deceptively Spacious Detached Bungalow
- Three Bedrooms
- Kitchen/Breakfast Room
- Spacious Lounge/Diner
- Generous Plot
- Garage & Ample Parking
- Sought After Location
- Offered With No Onward Chain
- Early Viewings Strongly Advised
- EPC Rating D / Council Tax Band



## Description

Situated in this desirable Old Catton position, Iconic estate agents are pleased to offer for sale this deceptively spacious three-bedroom detached bungalow positioned on a generous mature plot.

The property boasts accommodation which comprises; entrance hall with doors to all the internal rooms. There are three generously sized bedrooms, a spacious 21ft lounge/diner that overlooks the front garden and a three-piece family bathroom suite. The kitchen/breakfast room offers a range of wall and base units with worksurface over and space for a dining table if required.

## Outside

Outside to the front there is ample parking and an attached single garage while to the rear there is a generous mature garden which is mostly laid to lawn with some panel fence and tree borders. The rear garden offers a high degree of privacy

The property is located within easy access of the local schools, shops, public transport links and is offered with NO ONWARD CHAIN. We strongly advise an internal viewing to appreciate the space on offer.

## Location

The property is situated within easy access of the local schools, shops and amenities the local area has to offer along with being easily accessible to the public transport links which give easy access to the city centre.

## 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

From Fifers Lane, take the first exit at the mini roundabout onto St Faiths Road and follow the road along where the property can be found indicated by our for sale board.

