



176b Manor Road, NR10

Sympathetically extended and improved cottage

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abbotFox presents this sympathetically extended and improved cottage. Occupying a prime plot within the popular village of Newton St Faith, this home has been meticulously improved by the current owners to blend modern convenience with character charm.

The accommodation is neatly arranged over two floors, with the ground floor offering an inviting entrance / utility, cloakroom, kitchen breakfast room, lounge with multi-fuel burner, dining room, office and extended garden room. The first floor offers two comfortable double bedrooms and a stylish family shower room. The flexible layout to the ground floor, could easily provide an additional bedroom. Externally, the property benefits from ample off road parking, and a pretty, mature garden, that affords a high degree of privacy and offers secure storage sheds and a spacious summer house, perfect for enjoying the Summer months.

An ideal opportunity for any buyer looking for village living, within easy reach of Norwich, this home would also make an ideal investment opportunity and has been successfully run as a short-term holiday let. Offered to the market with no onward chain, an internal viewing comes highly recommended.

KEY FEATURES

- Renovated and extended cottage
- Flexible layout to offer two/three bedrooms
- Generous living accommodation
- Popular village location
- No onward chain
- Viewing advised

SITUATION

The modern parish of Horsham St. Faith and Newton St. Faith is situated to the north of Norwich, close to Norwich Airport that provides domestic and international flights, and the City of Norwich Aviation Museum. The Norfolk Broads are within easy reach of the village, and the popular residential areas of Horsford and Spixworth are close by.

Amenities include the St. Faiths Centre that offers a wide range of facilities ranging from an Indoor Sports Hall, Snooker Room, Band Practice Room, Swimming Pool, Football Pitch, Tennis Courts and a Private Function Hall with lounge bar. A number of schools are within the catchment area and in nearby villages. Bus services connect the parish to the surrounding towns, villages and further afield. The city of Norwich offers nationally acclaimed shopping facilities, a variety of excellent cafes and restaurants, exciting nightlife and rich culture and history. It provides regular train services to London Liverpool Street.

SERVICES

Boiler and radiators, mains gas, mains water

LOCAL AUTHORITY

Broadland District Council

COUNCIL TAX BAND

TBC

TENURE

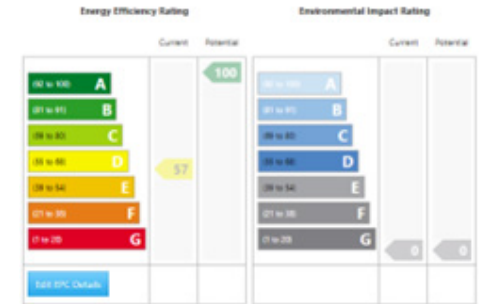
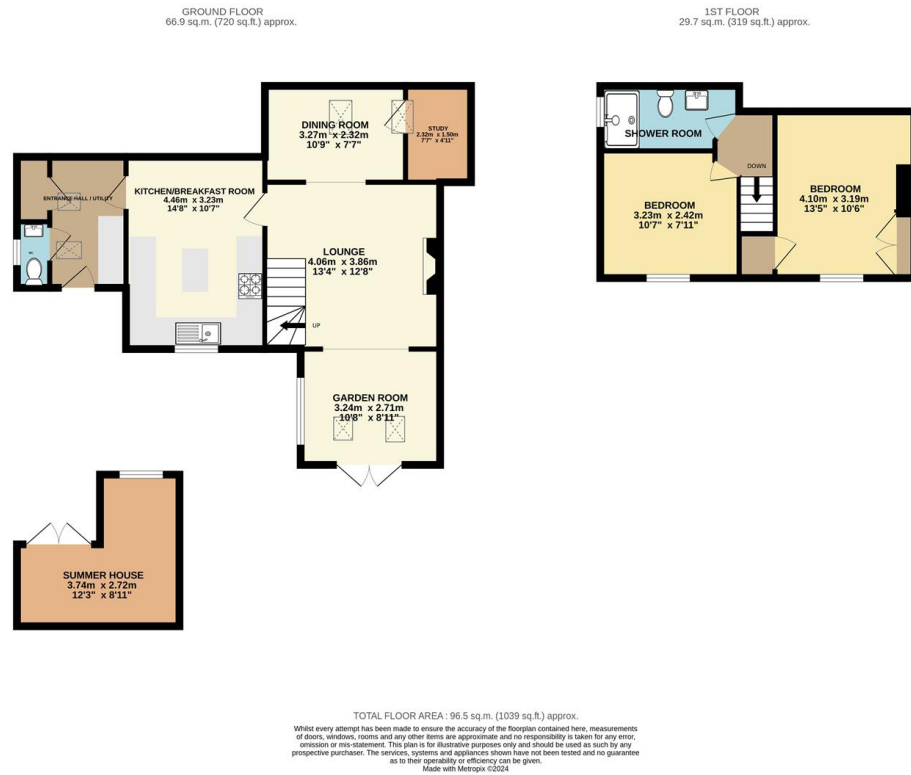
Freehold





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