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Barley Close, Newton St. Faith, NR10 3GY

A 2022 Built Four Bedroom Detached Home With Picturesque Views!

GUIDE PRICE £465,000 freehold



**BRITISH
PROPERTY
AWARDS**

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

LUXURY SPACE FOR THE WHOLE FAMILY!

This impressive detached home enjoys picturesque field views and a thoughtfully designed layout, perfect for modern family living! The ground floor welcomes you with a spacious entrance hall leading to a stylish, open-plan kitchen diner and a generously sized living room, both overlooking the rear garden. Additional living spaces include a formal dining room, a versatile office/study, a utility room, and a convenient ground floor WC. Upstairs, four well-proportioned double bedrooms are accessed from a central landing, with the master bedroom boasting its own en-suite shower room. Bedrooms two and three share a contemporary Jack-and-Jill en-suite, while a further family bathroom completes the upper level. The property further benefits from energy-efficient solar panels and comes with seven years remaining on its NHBC warranty, offering peace of mind for the new owner!

“open-plan kitchen
diner and
a generously sized living room, both
overlooking the rear garden”



Overview

- 2022 Built Detached House
- Four Double Bedrooms
- Modern Kitchen Diner & Separate Utility Room
- Two En-Suites, Family Bathroom & Ground Floor WC
- Driveway & Garage
- Three Reception Rooms
- Surrounding Field Views
- Corner Plot Within Cul-De-Sac Of Development
- Gardens To Side & Rear
- Solar Panels & Remaining NHBC





Location

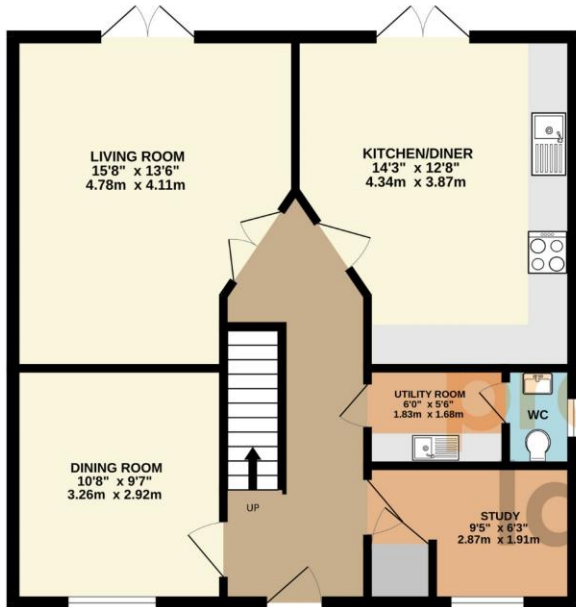
Nestled in the heart of Norfolk's tranquil landscape, Newton St. Faith is a hidden gem that captures the essence of English village life. Its proximity to Norwich and Cromer makes it a perfect blend of rural charm and accessibility. The village's historic church stands as a testament to its rich heritage, while the cosy cottages and the warm community spirit offer a welcoming embrace to all who visit. Whether you're looking for a peaceful countryside escape or a quaint home base to explore the vibrant cities and stunning coastline, Newton St. Faith is a delightful choice.



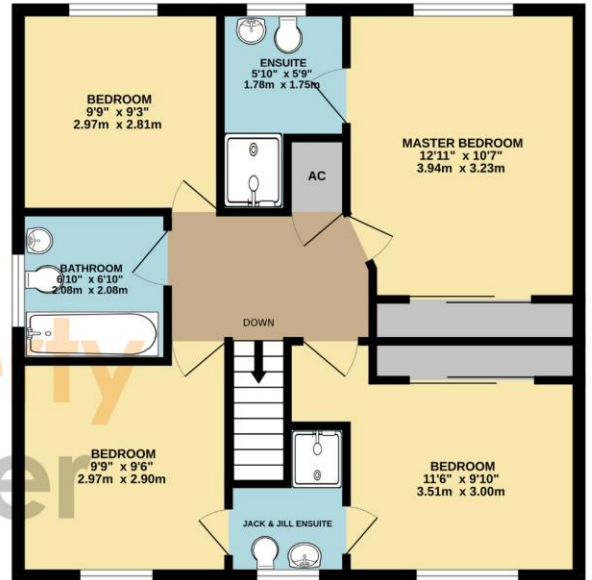
Outside

a private driveway provides parking for two cars and leads to a detached garage for extra storage or parking. The property benefits from two gardens, one enclosed side garden with a laid lawn, offering a private outdoor space, and the main rear garden, which backs directly onto open fields. The rear garden is mostly laid to lawn with a patio area, perfect for outdoor seating.

GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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.
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FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A	96 A	97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: E

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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