



23 Kings Road, Coltishall

Norwich



Minors & Brady



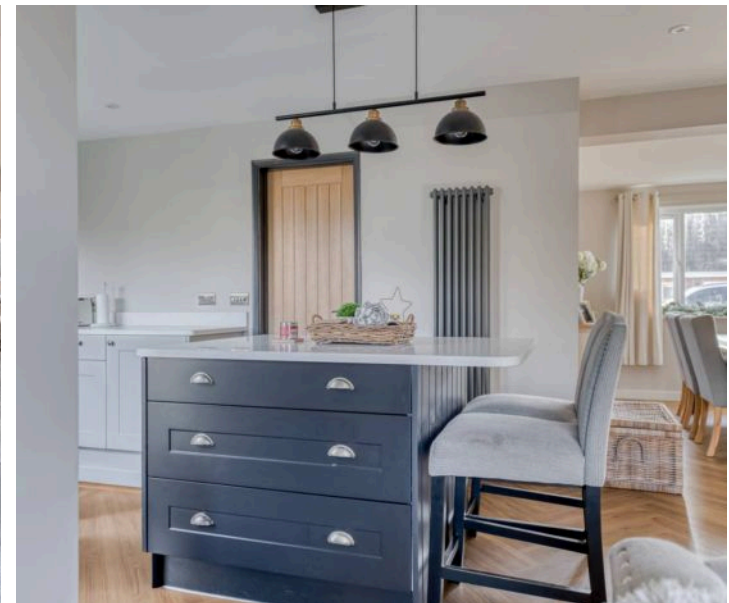
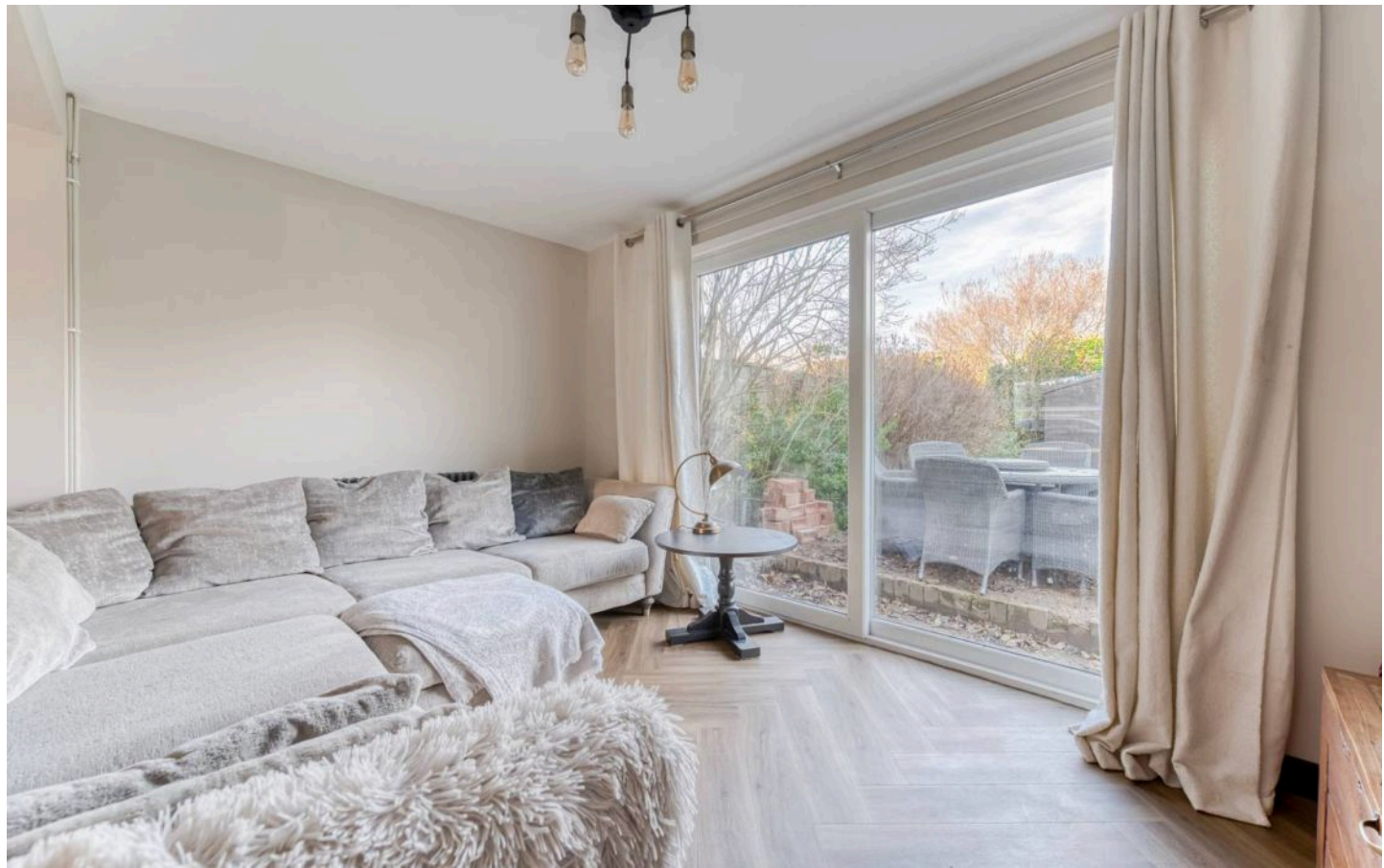
# 23 Kings Road

Coltishall, Norwich

Guide Price: £350 000 - £375 000. Minors & Brady are pleased to present this fully renovated three-bedroom chalet bungalow, offering modern, flexible accommodation within a sought-after village setting. The property has been comprehensively updated throughout and now presents a contemporary open-plan layout, finished to a high standard. With three generous bedrooms, stylish living spaces and a private garden, the home is well-suited to families, couples or those seeking adaptable living. Off-road parking and a garage with an electronic door further enhance everyday convenience. The result is a well-balanced home combining modern finishes with practical proportions.

## Location

Coltishall is a highly regarded village set within the heart of the Norfolk Broads, positioned along the banks of the River Bure. The village is well known for its attractive riverside setting, historic character and strong sense of community. Local amenities include village shops, cafés, pubs and restaurants, all centred around the village green and riverside areas. Coltishall Common lies close by, offering open green space, mooring opportunities and scenic walking routes. The village also benefits from convenient access to Wroxham, widely considered the capital of the Broads, where boating facilities, additional amenities and wider transport links can be found.



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## Kings Road, Coltishall

Entrance is gained via the entrance hall, providing a useful space for coats and footwear before leading into the main communal areas. From here, the layout connects seamlessly to the principal living areas, the ground-floor bedroom and the staircase to the first floor. The flow through the home feels natural and well considered, offering both openness and defined living zones. This central hallway sets a welcoming and practical tone from the outset.

The heart of the home is the open-plan kitchen, living and dining area, which has been renovated to create a bright and sociable environment. The kitchen now features quartz worktops, providing a sleek and durable surface alongside well-planned appliance space. A breakfast bar offers additional seating and helps define the kitchen area within the open layout. The living and dining spaces sit comfortably alongside, creating a versatile area suited to everyday living and entertaining. Large windows and doors to the rear garden allow natural light to flow throughout, enhancing the modern finish.

A ground-floor bedroom offers excellent flexibility, suitable for use as a main bedroom, guest room, home office or playroom depending on individual needs. Its position on the lower level supports adaptable living arrangements and long-term practicality. The room is well proportioned and finished to match the rest of the home's modern presentation.



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Upstairs, two further bedrooms provide generous accommodation, each benefiting from good natural light and a calm, contemporary finish. These rooms are well suited to family use or visiting guests, offering comfortable proportions for everyday living. The bathroom is accessed from the landing and has been updated to include a freestanding bath alongside modern fittings, creating a stylish and relaxing space. Its layout supports both comfort and practicality for daily routines.

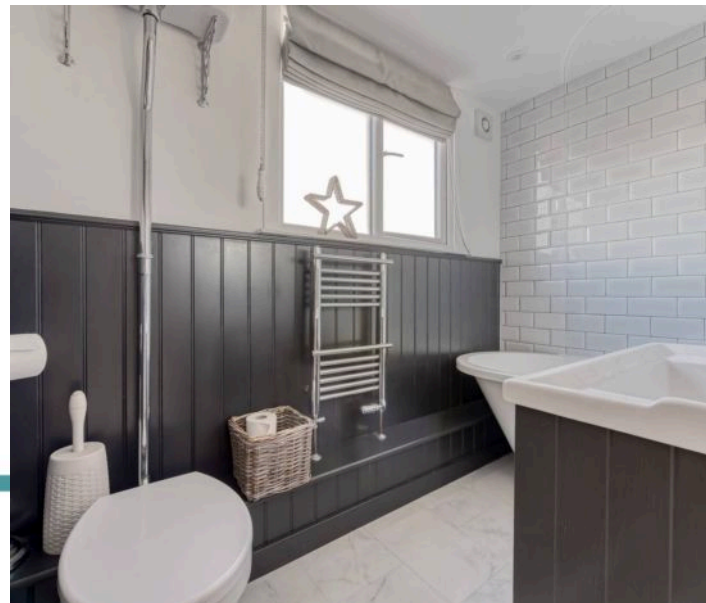
Externally, the property enjoys an enclosed rear garden framed by mature planting, offering privacy and a pleasant outdoor setting. The space is well suited to outdoor dining, relaxation or family activities throughout the warmer months. To the front, a driveway provides off-road parking and leads to the garage, which benefits from an electronic door for added ease of use. Together, the outdoor spaces complement the internal accommodation, completing a well-presented and thoughtfully renovated home in a desirable village location.

## Agent's Note

Freehold

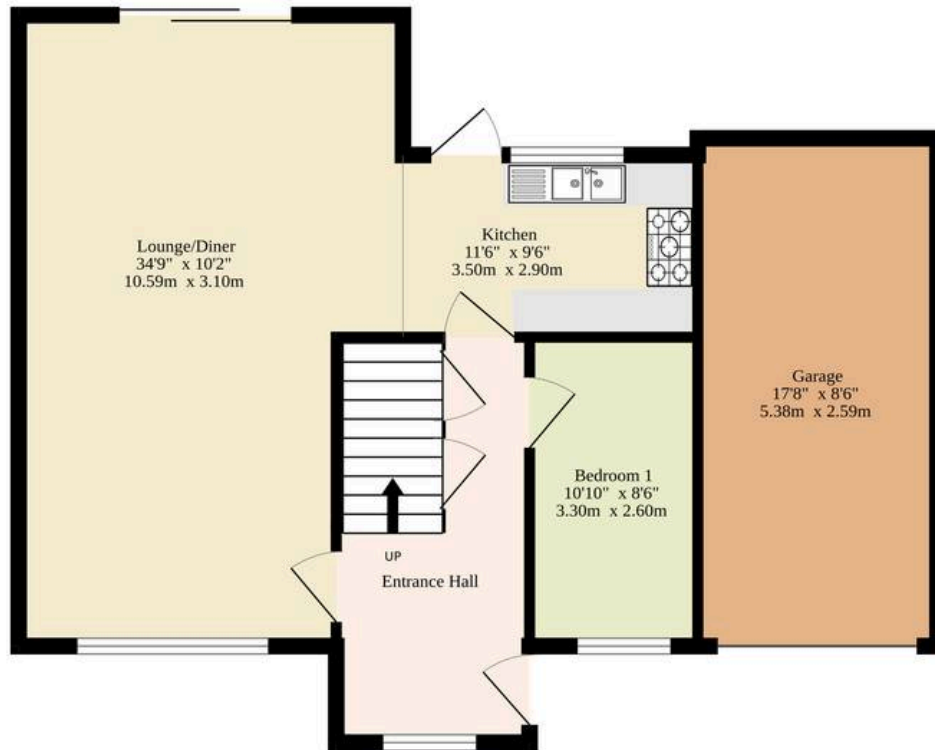
Council Tax Band: C

Connects to mains water, electricity, gas and drainage.

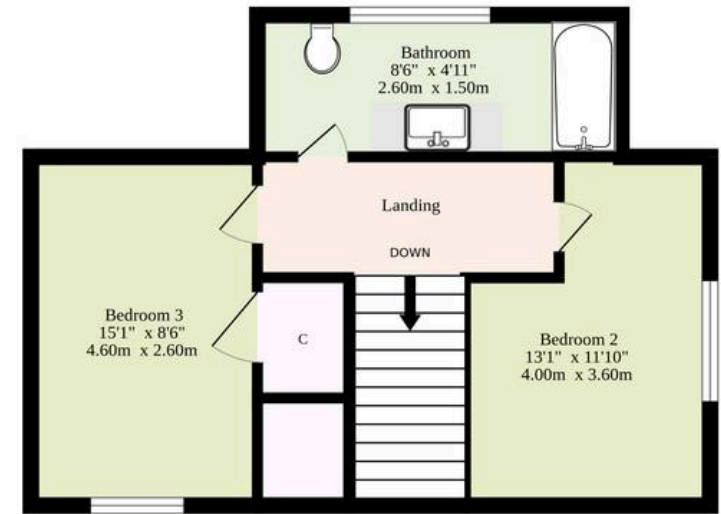


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Ground Floor  
769 sq.ft. (71.4 sq.m.) approx.



1st Floor  
328 sq.ft. (30.5 sq.m.) approx.



Sqft Includes Garage And Excludes The Landing.

TOTAL FLOOR AREA : 1098sq.ft. (102.0 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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# Dreaming of this home?

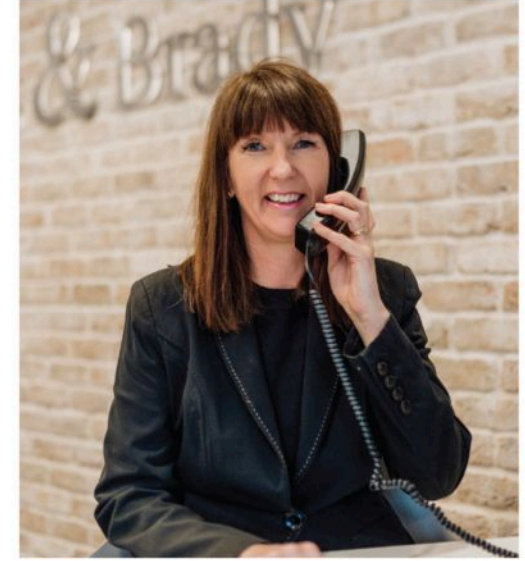
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Meet *Claire*  
Aftersales Team Leader

# Minors & Brady

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wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

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