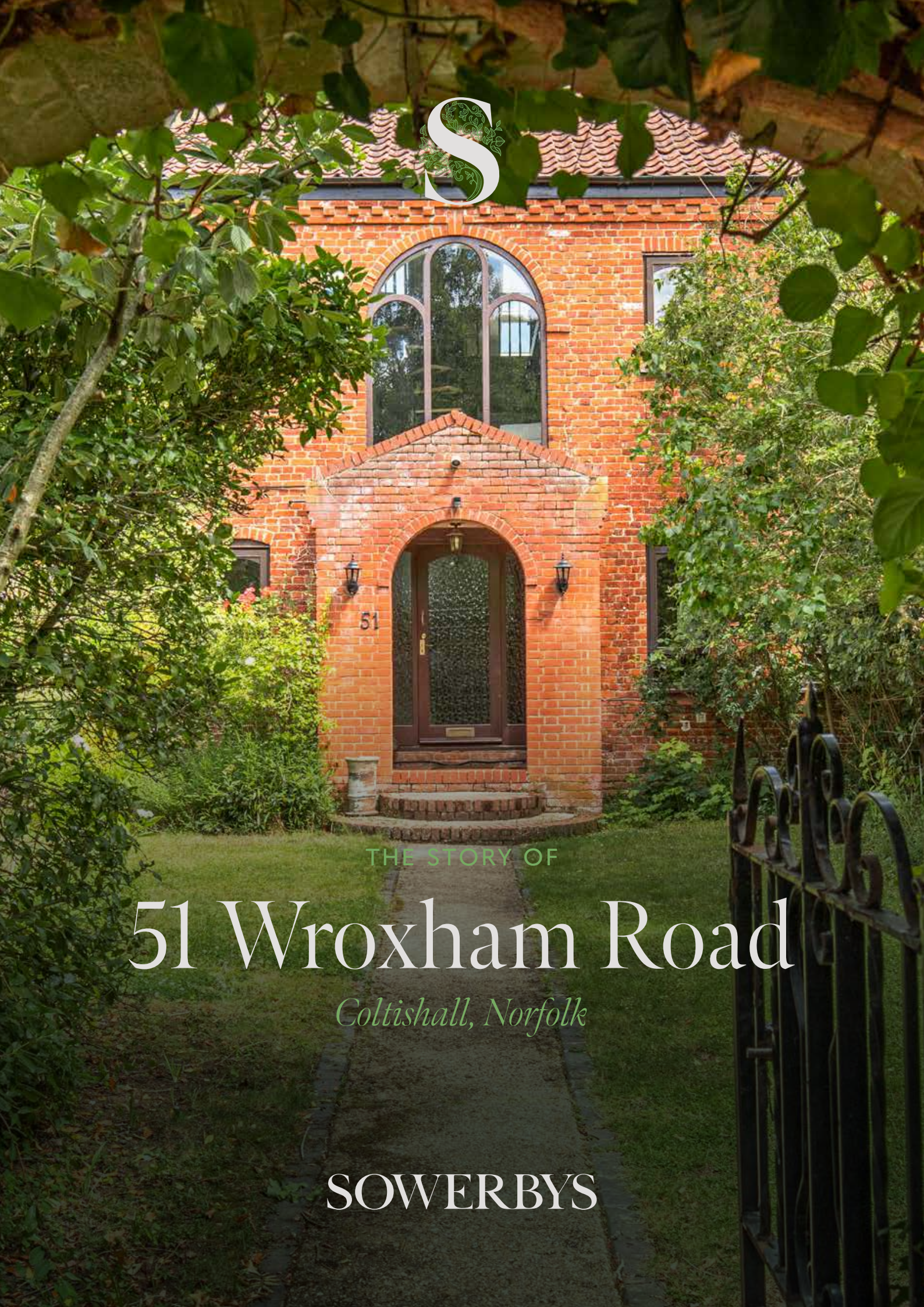




THE STORY OF

51 Wroxham Road

Coltishall, Norfolk

SOWERBYS



THE STORY OF

51 Wroxham Road

Coltishall, Norfolk
NR12 7AH

Innovative Barn Conversion

Most Popular Location

Superb Kitchen/Breakfast Room

Sitting Room and Dining Room

Utility Room and Cloakroom

Four First Floor Bedrooms

Family Bathroom and En-Suite Shower Room

Mezzanine Top Floor Studio Space

Garage and Parking

Established Garden

SOWERBYS NORWICH OFFICE

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This superb innovative barn conversion offers excellent accommodation over three floors. Cleverly designed to make the most of this incredible building, the ground floor is home to a spacious entrance hall and a superb sitting room with a fine open fireplace, perfect for cosy winter nights in. Formal dining is also on offer, but alternatively, this space could easily be used as an office or further reception room. To the rear, the fabulous kitchen/breakfast room provides plenty of storage and workspace. The conservatory is incorporated into the kitchen and floods the room with plenty of natural light, making a perfect space for sofas and a dining table. In addition there is a well appointed utility room and cloakroom.

The first floor is home to four bedrooms, all of an excellent size. The principal bedroom benefits from an en-suite shower room and there is also a separate family bathroom.

A spiral staircase from the first floor landing takes you to the top floor mezzanine, which lends itself to many potential uses, such as a studio space, office or hobbies room. A stunning space, it features an exposed spider roof truss, whilst enjoying great views.

Outside there is parking and access to the garage, equipped with an EV charging point. The walled front garden is accessed via a pedestrian gate and is mainly laid to lawn with established planting. To the rear is a terrace, lawn and established planting and hedging. It's the perfect garden in which to entertain in the warmer months, or simply to sit back and relax.



First Floor
Approximate Floor Area
1147 sq. ft
(106.57 sq. m)

Second Floor
Approximate Floor Area
657 sq. ft
(61.02 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Coltishall

A VIBRANT COMMUNITY
TO CALL HOME

Coltishall, located near Norwich in Norfolk, is a picturesque village that offers a charming rural atmosphere. The nearby River Bure adds to the scenic beauty of the area, providing opportunities for riverside walks and recreation.

In recent years, Coltishall has become a popular destination for those seeking a peaceful retreat while still having access to the amenities of Wroxham and Norwich, which are short distances away. The village retains its historical character, and visitors can explore remnants of its military past, including the old RAF Coltishall site.

Neighbouring towns like Wroxham, divided by the River Bure, offer a range of attractions and amenities. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

Norwich, a vibrant city with a rich history and modern amenities, is also close to Coltishall. It offers a diverse range of cultural attractions, shopping opportunities, and dining experiences, making it an ideal place for those looking for a mix of city and countryside living. With its close proximity to both Coltishall and Wroxham, Norwich provides residents with access to a wide array of services and activities while still retaining its own unique character.



Note from the Vendor



“...such a
spacious, calm
and impressive
home.”



SERVICES CONNECTED

Mains electricity and water. Gas fired central heating. Private drainage.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 9751-2826-6208-9993-5235

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///indicate.incursion.aviation

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SOWERBYS

We are proudly supporting these Norfolk charities by organising and participating in events throughout 2025, along with making a donation for every home we sell.



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