



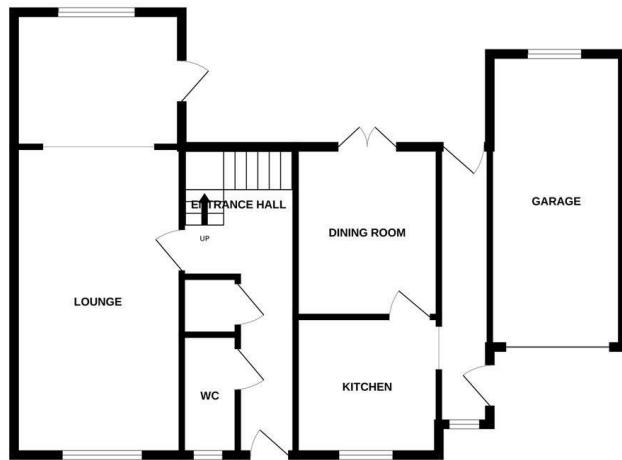
4 Kings Road | Coltishall | Norwich | NR12 7DX

£450,000

****DETACHED FAMILY HOME NESTLED AWAY IN THE BEAUTIFUL VILLAGE OF COLTISHALL**** Gilson Bailey are delighted to offer this WELL PRESENTED, SPACIOUS, FOUR BEDROOM, DETACHED HOUSE situated in a cul-de-sac in the highly sought after village of Coltishall. Accommodation comprising entrance hall, spacious lounge, dining room, kitchen and WC to the ground floor. On the first floor there are FOUR BEDROOMS and a family bathroom off landing. Outside there is a FRONT DRIVEWAY providing off road parking leading to a SINGLE GARAGE and to the rear there is BEAUTIFULLY PRESENTED, MATURE GARDEN with a patio seating area making it ideal for entertaining or alfresco dining. The house benefits from double glazing, gas heating and is in excellent condition throughout. The property makes the perfect family home so be quick to book a viewing.



GROUND FLOOR



1ST 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.
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Location

Colishall is a delightful village alongside the River Bure within the heart of the Norfolk Broads just to the west of Wroxham and offers a selection of amenities including shops, schooling, coffee shops, restaurants, bars and the idyllic village green. The village is approximately 9 miles from the centre of Norwich.

Accommodation Comprises

Front door to:

Entrance Hall

Doors to lounge, dining room, WC and stairs to first floor.

Lounge 27'3" x 10'4"

Two double glazed window, two radiators, door to garden.

Dining Room 10'5" x 8'10"

French doors, radiator.

Kitchen 8'10" x 8'6"

Fitted wall and base units with worktops over, sink and drainer, space for Range cooker and fridge, double glazed window, radiator, open access to utility area with door access to the garden.

WC

Low level WC, hand wash basin, heated towel rail.

First Floor Landing

Doors to four bedrooms and bathroom.

Bedroom One 15'11" x 10'4"

Two double glazed windows, radiator, built in wardrobe.

Bedroom Two 9'0" x 7'2"

Double glazed window, radiator, built in wardrobe.

Bedroom Three 8'10" x 7'5"

Double glazed window, radiator.

Bedroom Four 8'11" x 8'10"

Double glazed window, radiator.

Bathroom 6'10" x 5'6"

Panelled bath with shower over, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside Front

Lawned garden with mature plants and shrubs and a brick weave driveway providing off road parking.

Outside Rear

Good sized lawned garden with mature plants and shrubs, patio seating area, enclosed by timber fencing.

Garage 18'0" x 8'2"

Local Authority

Broadland District Council, Tax Band D.


Tenure

Freehold

Utilities

Superfast fibre broadband available.
Mains water and electric.


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Local Authority

Broadland District Council, Tax Band D

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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