

# propertyladder



## Church Close, Coltishall, NR12 7DZ

A Two Bedroom Charming and Unique Home!

**GUIDE PRICE £220,000 FREEHOLD**



BRITISH  
PROPERTY  
AWARDS

2023 & 2024

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN NORWICH  
(NR10-16)



# A STYLISH GEM WITH CHARACTER AND VERSATILITY!

The heart of the home is the open-plan kitchen, dining and living area - a bright, sociable space ideal for entertaining, relaxing, or working from home. The layout flows effortlessly, with smart interior finishes, attractive flooring, and carefully curated décor that gives the home a contemporary yet homely feel. There are two well-proportioned bedrooms, both thoughtfully styled and offering flexible options depending on your needs - whether as restful sleeping quarters, a nursery, a guest room, or a dedicated home office. The bathroom continues the home's stylish aesthetic, offering a clean, modern finish. A standout feature of this property is the cleverly enhanced loft space, beautifully decorated and featuring a window to bring in natural light. While not formally classed as a third bedroom, this space offers fantastic potential as a hobby room, occasional guest space, or tranquil reading nook alternatively an ideal office with skylight overlooking the countryside - a real bonus in a home of this type.

“the open-plan kitchen, dining and living area – a bright, sociable space ideal for entertaining, relaxing, or working from home.”



## Overview

- MID TERRACE HOUSE
- TWO BEDROOMS
- DECORATED LOFT SPACE WITH FIXED STAIRS & WINDOW
- OPEN PLAN KITCHEN - DINING - LIVING SPACE
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- CLOSE TO A SUPERB RANGE OF AMENITIES
- BEAUTIFUL VILLAGE LOCATION - VILLAGE CENTRE

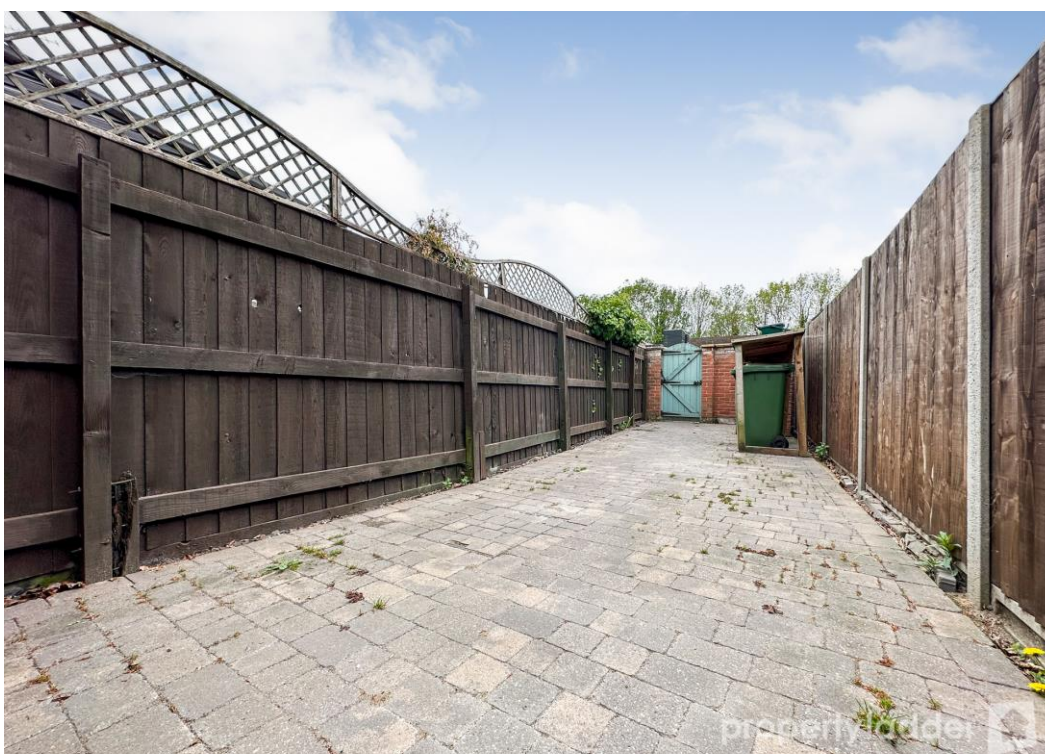






## Location

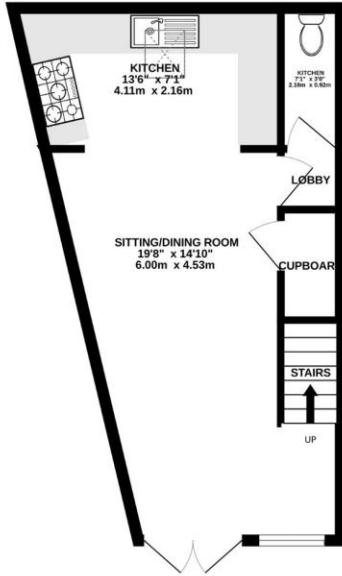
Nestled in the heart of the ever-popular village of Coltishall, this property enjoys an enviable setting just north of Norwich and close to the scenic Horstead Mill. Coltishall offers a fantastic range of local amenities including a primary school, post office, doctor's surgery, pharmacy, and a selection of independent shops. The village is also well known for its charming riverside pubs and restaurants, perfect for enjoying the Norfolk Broads lifestyle. For commuters and city lovers, Norwich is just six miles away, offering easy access to a wealth of cultural, retail, and transport links.



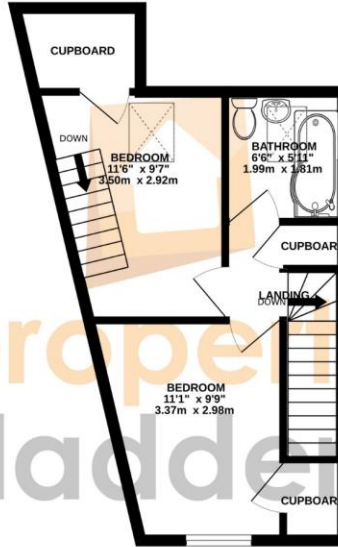
## Outside

Outside, you'll find a low-maintenance garden or courtyard area, offering a pleasant spot to enjoy your morning coffee or a quiet glass of wine in the evening.

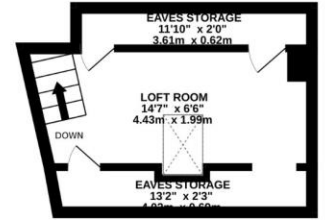
GROUND FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR  
135 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	89 B

## Selling your home?

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

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