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Station Road, Coltishall, Norfolk, NR12 7JG

A semi-detached bungalow, with no onward chain, believed to be built circa 1850's, currently utilized as a successful holiday let, that enjoys a rural location on the outskirts of the picturesque Broadland village of Coltishall, often referred to as the Gateway to the Broads, due to its inaugural setting of the navigable portion of the River Bure.

Coltishall boasts an array of local amenities including the iconic riverside common with its fashionable eateries, passing the popular Red Lion public house, independent retailers, cafes, bakery, village hall and recreational ground.

Set back from the road the bungalow is approached over a private shared driveway onto a shingle frontage, providing off-road parking. To the rear there is a paved sun terrace, that overlooks the railway line and woodland area beyond.

With good decorative order throughout, the main entrance to the property leads into a hallway where separate internal doors provide access into a bathroom, two bedrooms and a kitchen with an adjoining lounge dining room. There is access from the kitchen onto the rear terrace, making it an ideal setting for alfresco dining with friends and family.

The property is further complimented in its proximity, of approximately ten miles, to the capital city of Norwich with its transport links to London and the North, excellent retail outlets, restaurants and cafes and extensive historical interest. The popular seaside town of Sea Palling with its sandy shoreline can be found approximately thirteen miles to the east with the rest of the Norfolk coastline waiting to be explored.



Semi -Detached



Bungalow



Older



1 Bathroom



1Receptions



2 Bedrooms



Tax Band A



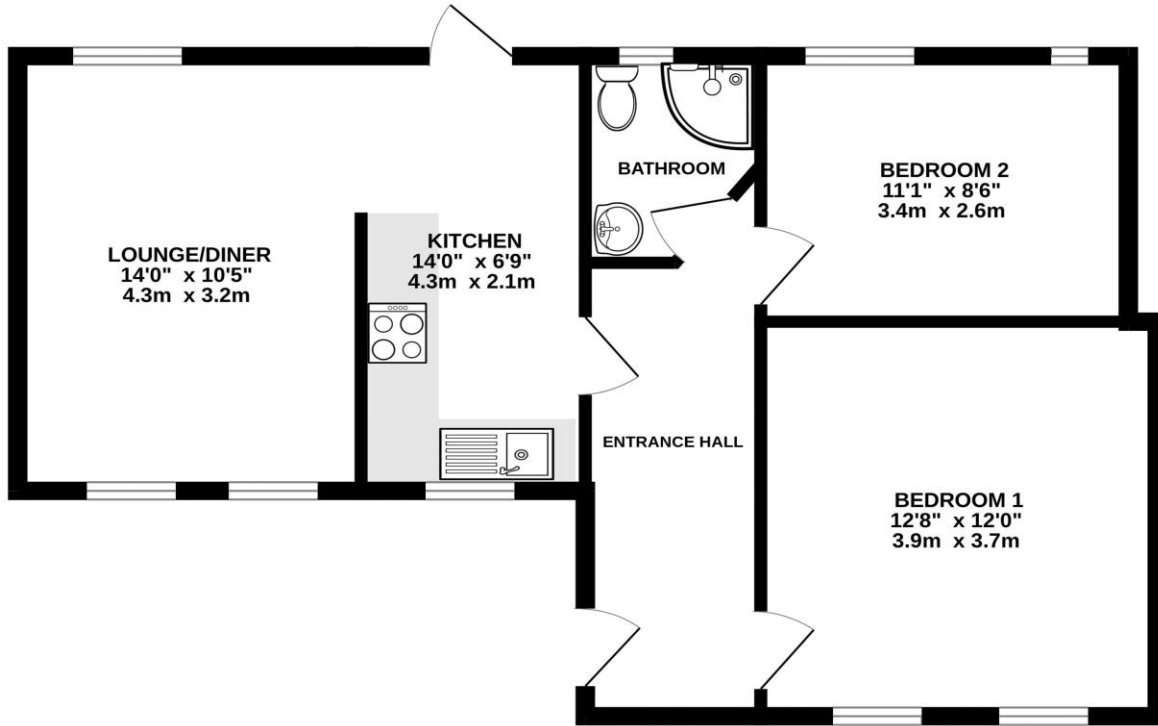
Off-Road
Parking



No
Garage



GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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