



WE BRING PEOPLE AND PROPERTY TOGETHER

8 Westbourne Road, Coltishall, Norwich, NR12 7HT

Set off the main road in one of Norfolk's most sought-after riverside villages, this substantial detached family home offers space, versatility, and an idyllic lifestyle

Coltishall, often described as the Gateway to the Broads, marks the starting point of the navigable River Bure and is celebrated for its charm, community spirit, and excellent local amenities, from cafés, a delicatessen, and a bakery, to a youth football club, medical practice, and the renowned Kings Head and The Rising Sun public houses and restaurants.

Occupying a generous plot, the property is approached via a private drive, with ample off-road parking and a double garage. Mature, wrap around gardens create a sense of privacy, while woodland to the rear forms a picturesque backdrop. These well-tended outdoor spaces offer a tranquil haven for family life, alfresco dining, and social gatherings.





STOBART
& HURRELL

- THREE RECEPTIONS
- GENEROUS PLOT SIZE
- DETACHED FAMILY HOME

- NORFOLK BROADS LOCATION
- GOOD PRESENTATION THROUGHOUT
- WELL-MAINTAINED MATURE GARDENS

- VERSATILE & SPACIOUS ACCOMMODATION
- AMPLE OFF-ROAD PARKING & DOUBLE GARAGE
- FIVE DOUBLE BEDROOMS, TWO WITH EN-SUITES

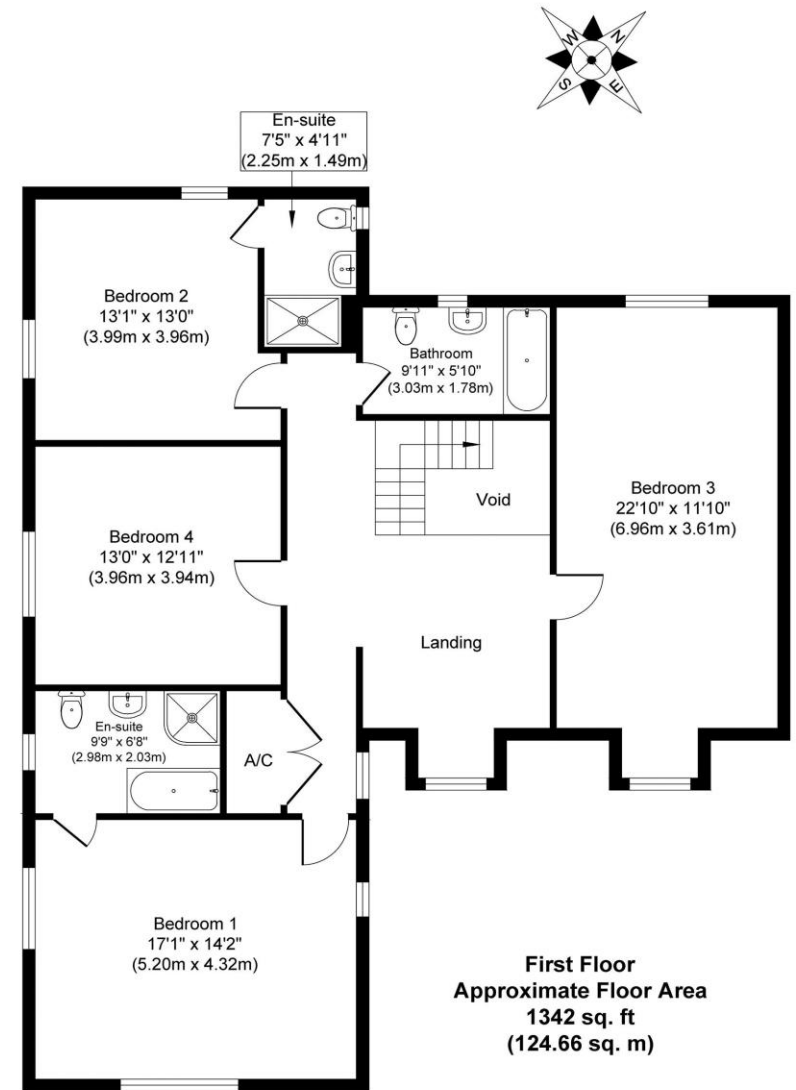
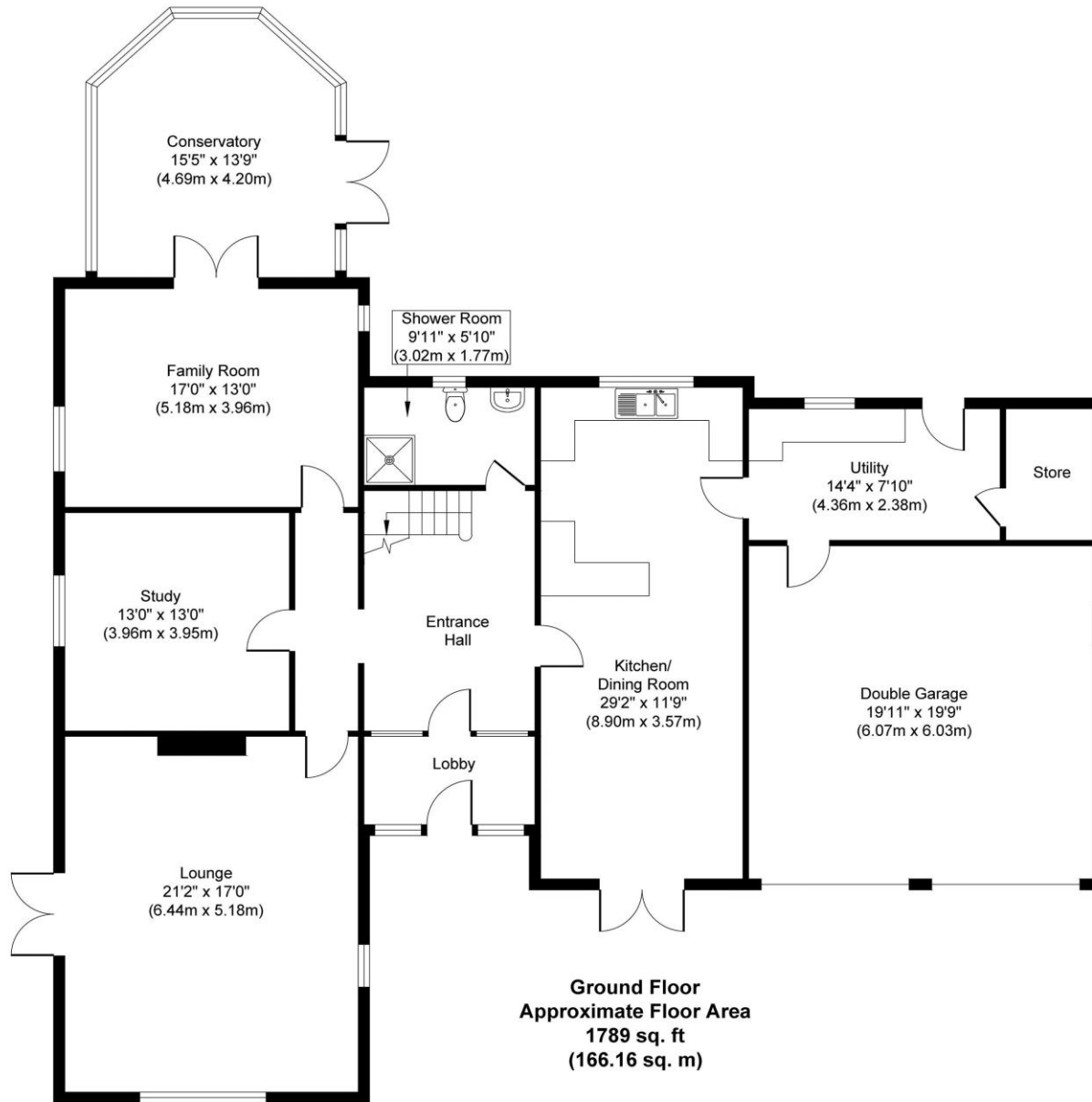
Inside, the home's generous proportions and adaptable layout make it ideal for modern family living. The ground floor features a shower room and four spacious reception rooms — two opening directly to the gardens through double doors, alongside a well-appointed kitchen, adjoining dining room, separate utility, and store. Upstairs, four double bedrooms provide comfortable accommodation. Two benefit from en-suite facilities, while the remaining rooms are served by a stylish family bathroom.

Life on Westbourne Road means having the beauty of the Norfolk Broads quite literally on your doorstep. Enjoy scenic river walks, kayaking, paddleboarding, boating, and even wild swimming at Horstead Mill or Coltishall Common. Alternatively, linger over a riverside meal at one of the village's excellent pubs and watch the world go by.





STOBART
& HURRELL



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.



Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell

Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782

