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14 Ling Close, Coltishall, Norfolk, NR12 7HZ

A substantial semi-detached family home, thoughtfully extended and modernised by the current owners to create spacious and versatile accommodation, perfectly suited to modern-day living.

Tucked away on a no-through road on the edge of the picturesque village of Coltishall, fondly known as the Gateway to the Broads – this sought-after location offers the best of both village charm and convenience. Coltishall is celebrated for its Georgian High Street, lined with independent shops and cafés, its outstanding Primary School and Medical Practice, as well as the iconic riverside common and popular eateries, including The Recruiting Sergeant, The Rising Sun, and The King's Head.

Set back from the road, the property is approached via a hardstanding driveway providing ample off-road parking and access to the garage. To the rear, a paved terrace extends to a neatly maintained lawn garden, complete with a timber storage shed, offering the perfect space for outdoor dining or family relaxation.





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- FOUR TO FIVE BEDROOMS
- EXTENDED & MODERNISED
- CLOSE TO LOCAL AMENITIES

- SEMI DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINING ROOM
- BEAUTIFULLY-PRESENTED THROUGHOUT

- LESS THAN THIRTY MINUTES TO COASTLINE
- EIGHT MILES TO THE CAPITAL CITY OF NORWICH
- GATEWAY TO THE RENOWNED NORFOLK BROADS

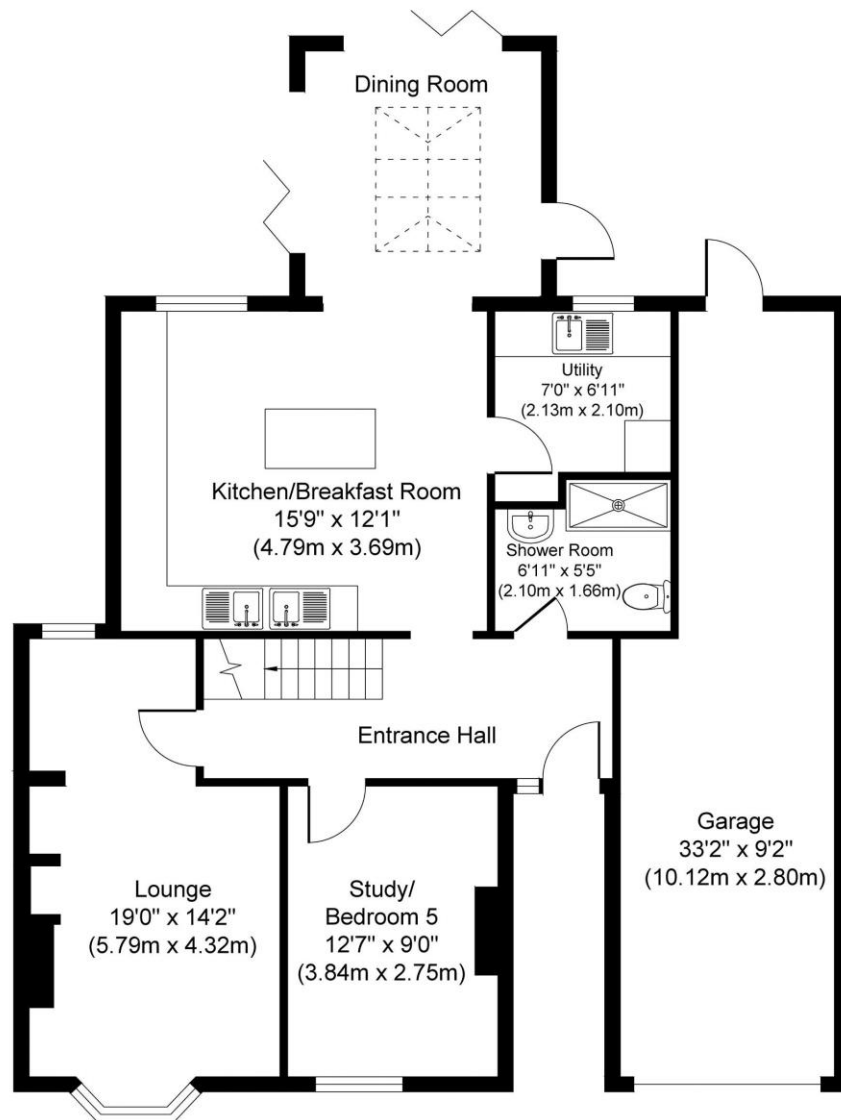
Inside, the home is beautifully presented throughout. The welcoming entrance hallway gives access to a study or fifth bedroom, a family lounge with a feature fireplace, a modern shower room, and the heart of the home, a stunning open-plan kitchen, breakfast, and dining room that overlooks and opens directly onto the rear garden, creating an ideal setting for entertaining and everyday living. Upstairs, there are four additional bedrooms, each well-proportioned, and a contemporary family bathroom completes the accommodation.

The location adds even greater appeal, approximately eight miles from the cathedral city of Norwich, with its excellent transport links to London and the North, alongside a wealth of retail, dining, and cultural attractions. For those seeking the coast, the sandy beaches of Sea Palling lie just thirteen miles to the east, with the wider Norfolk coastline and Broads National Park waiting to be explored.

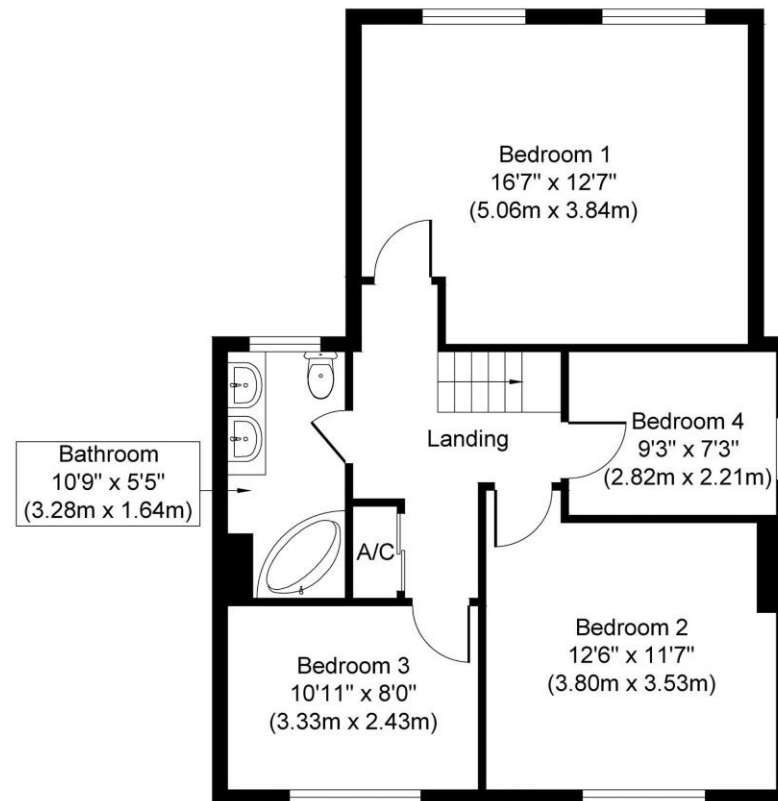
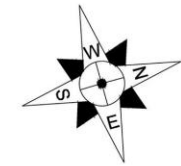




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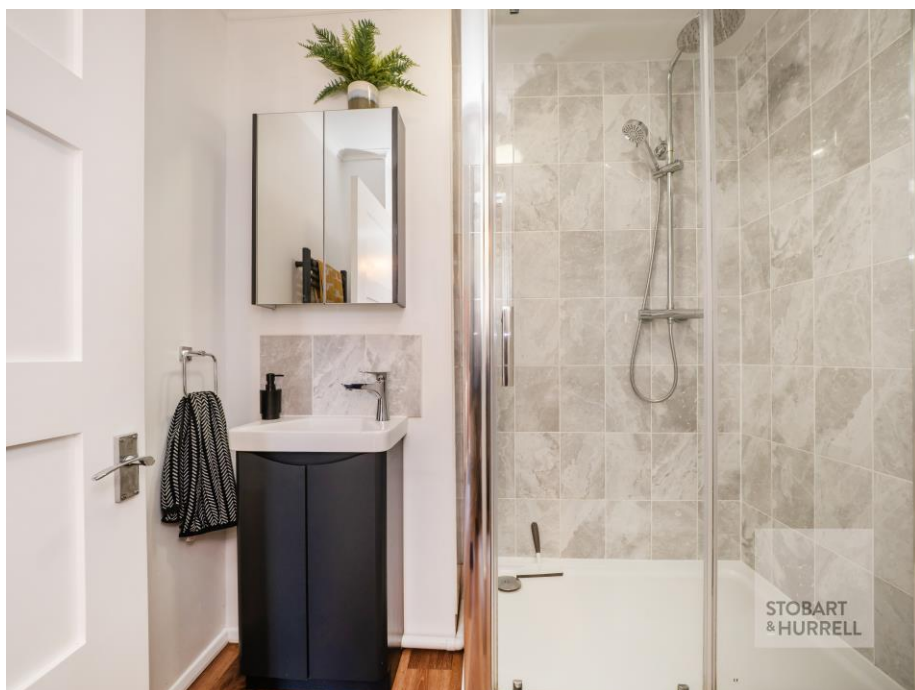


Ground Floor
Approximate Floor Area
861 sq. ft
(79.96 sq. m)

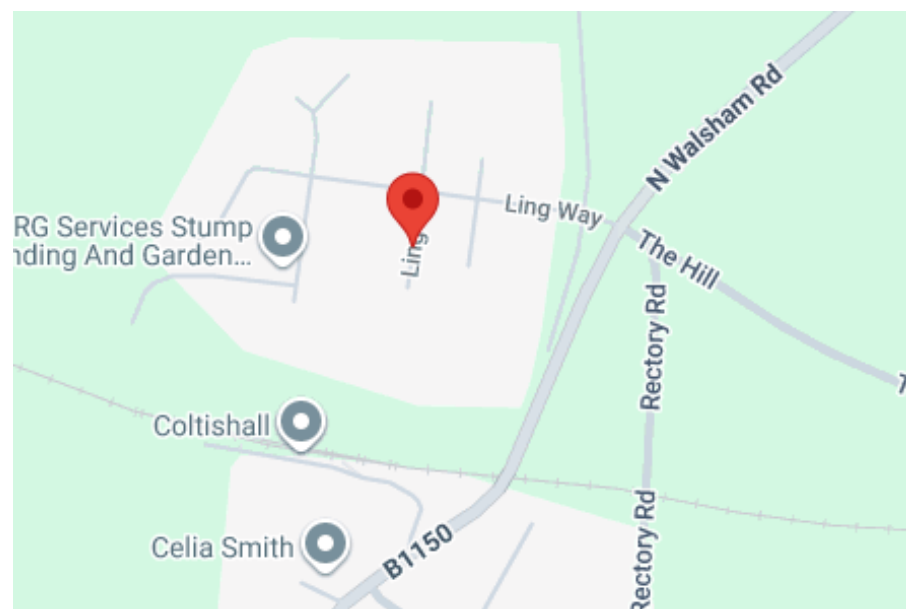


First Floor
Approximate Floor Area
683 sq. ft
(63.48 sq. m)

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. 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		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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