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13 Church Close, Coltishall, Norfolk, NR12 7DL

A link-detached bungalow with no onward chain, perfectly suited to families or couples looking to downsize to single-storey living, while still offering ample space for visiting friends and family.

Tucked away in a peaceful cul-de-sac at the heart of the picturesque riverside village of Coltishall – fondly known as the Gateway to the Broads – this sought-after location combines village charm with everyday convenience. Coltishall is renowned 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 off-road parking, access to a garage, and a neatly kept front lawn. To the rear, a paved terrace extends to a well-maintained lawn garden, complete with a timber storage shed, an ideal setting for alfresco dining or quiet relaxation, with open views across the distant fields beyond.

Inside, the entrance hallway leads to three bedrooms, two of which feature built-in storage, along with a family bathroom and separate cloakroom. The bright family lounge enjoys double doors opening to the rear garden, while the kitchen provides access to a side lobby, garage, and rear hallway leading directly to the garden.

Perfectly positioned, Coltishall lies just eight miles north of the cathedral city of Norwich, offering 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 are around thirteen miles to the east, with the wider Norfolk coastline and Broads National Park ready to be explored.



Link-Detached



Bungalow



Older



1 Bathroom
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band C

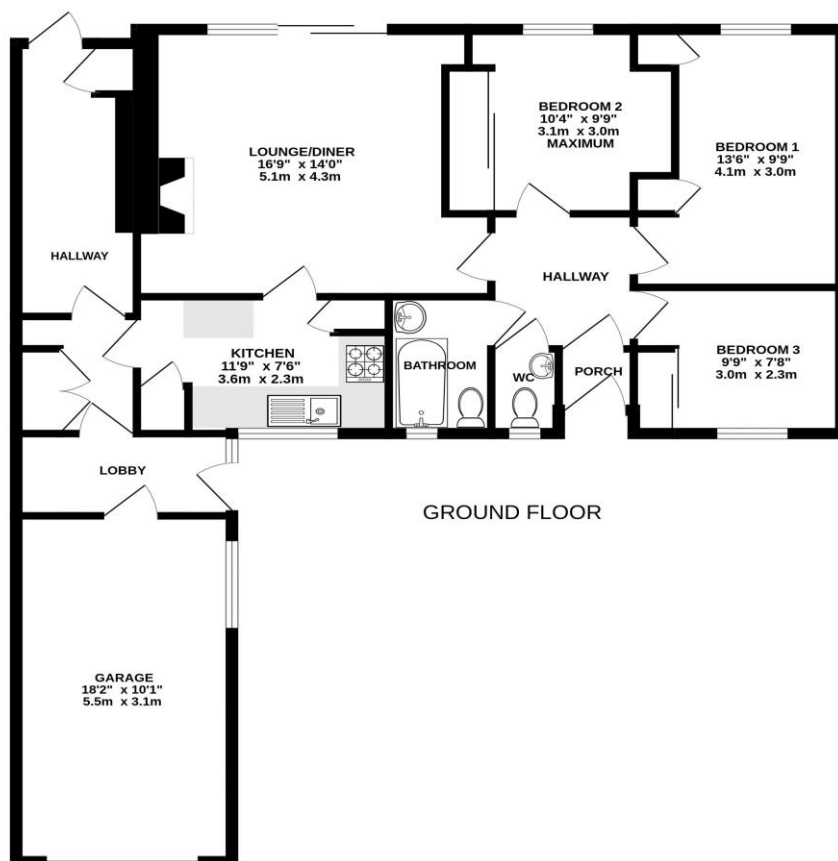


Off-Road
Parking



Garage





GROUND FLOOR

TOTAL FLOOR AREA: 1015 sq.ft. (94.3 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		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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