



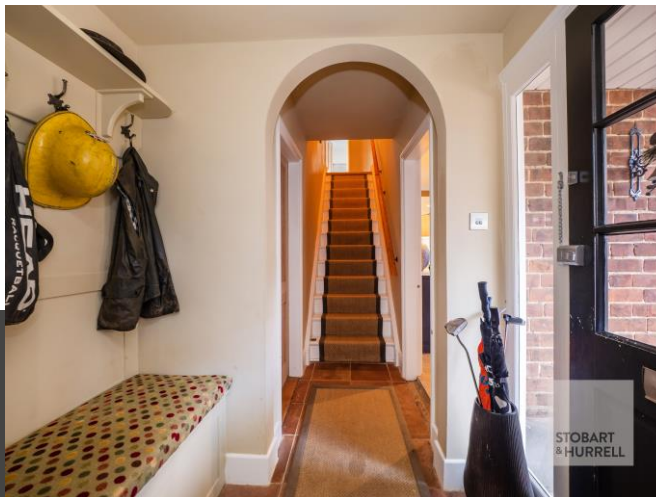
WE BRING PEOPLE AND PROPERTY TOGETHER

# Southview, 71 Church Street, Coltishall, Norfolk NR12 7DW

Southview is an impressive period detached family home which lies adjacent to the village church in the riverside and Broadland village of Coltishall, with local amenities that include the iconic riverside common with its fashionable eateries, the popular Red Lion, Kings Head and The Rising Sun public houses, primary school, doctor's surgery and village hall with recreation ground.

The current owners have lovingly transformed the property through a programme of renovation and modernisation, further enhancing this family home character and features and now benefits from a garden room, separate utility room and workshop.

Southview is set back from the road. The front garden comprises of a lawn area with established flower beds which can be admired from a meandering pathway which leads around the side of the property. To the rear, a further lawn garden extends away to a part-walled garden and timber storage shed. An extensive paved seating area creates a private space for alfresco dining and entertaining friends and family.





- FOUR BEDROOMS
- OFF-ROAD PARKING
- INTEGRAL WORKSHOP

- THREE RECEPTION ROOMS
- CHARACTERFUL PERIOD HOME
- ADJACENT TO THE VILLAGE CHURCH

- NORFOLK BROADS VILLAGE LOCATION
- MODERNISED BY THE CURRENT OWNERS
- ENCLOSED REAR GARDEN & SEATING AREA

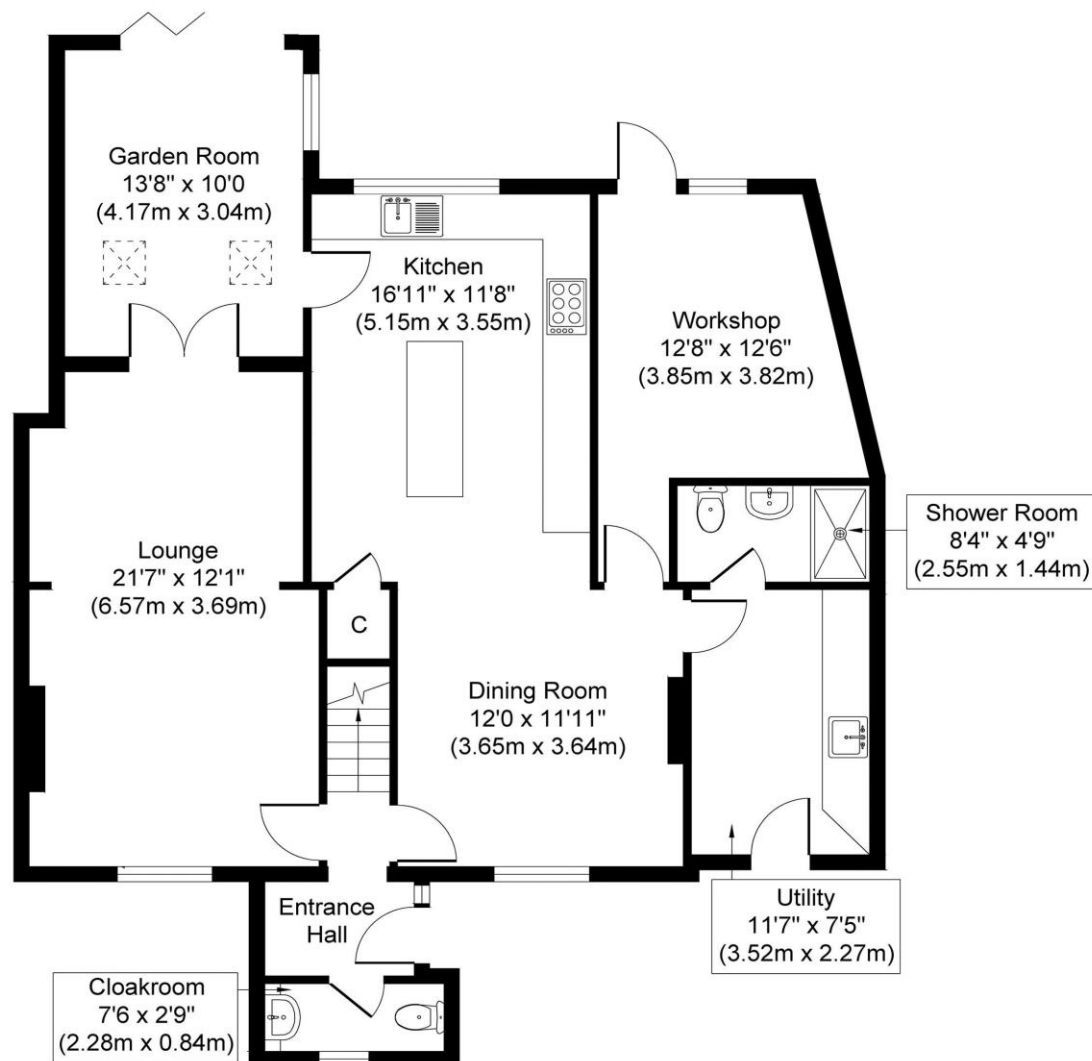
Boasting tasteful accommodation throughout, the entrance hall with an adjoining cloakroom, provides access to a characterful lounge with feature fireplace including wood burner, with double doors which opens into the bright garden room. An open plan kitchen dining room provides for the family and boasts spacious accommodation, which leads to the separate utility room with adjoining shower room. The ground floor further benefits from an integral workshop. To the first floor, a landing opens out to four bedrooms and the family bathroom which completes the accommodation.

The property is further complimented in its proximity, of less than three miles to Hoveton and Wroxham where there is access to Roys supermarket and department store, post office, a train station and schooling for all ages. Slightly further afield, of approximately ten miles, is Norwich city centre with its excellent retail outlets, restaurants and cafes and extensive historical interest.

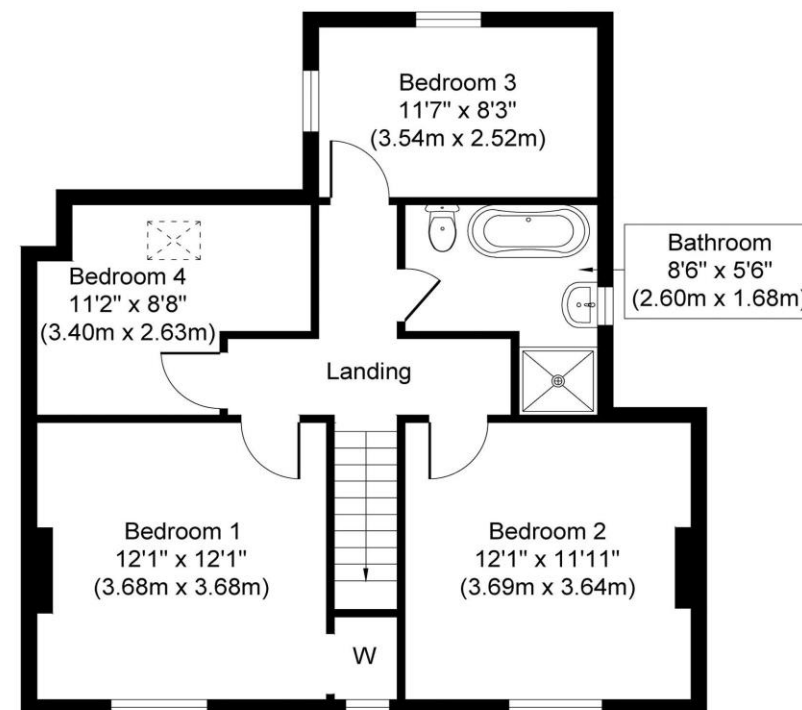




STOBART  
& HURRELL



**Ground Floor**  
**Approximate Floor Area**  
**907 sq. ft**  
**(84.27 sq. m)**



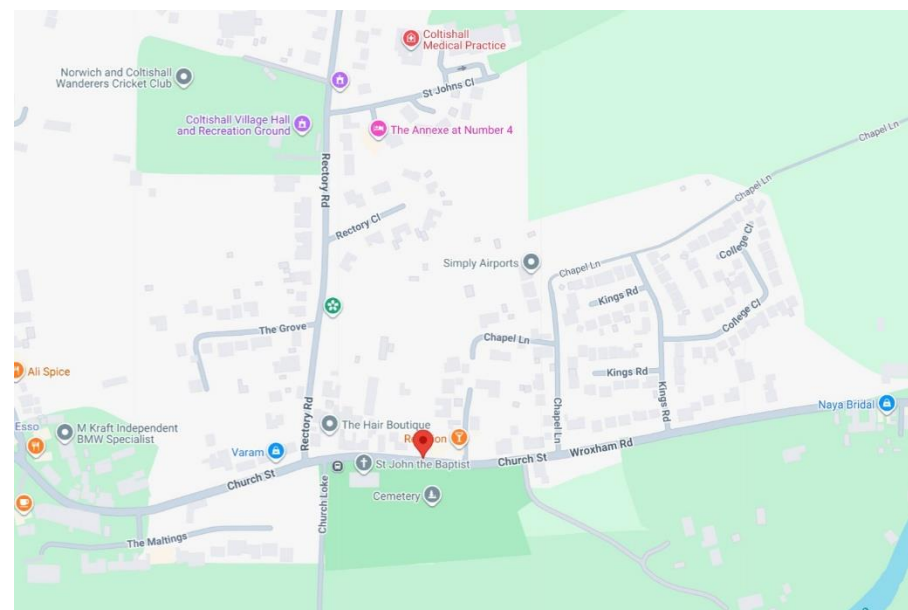
**First Floor**  
**Approximate Floor Area**  
**639 sq. ft**  
**(59.33 sq. m)**



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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>71 C</b>	<b>79 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		





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Stobart & Hurrell

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

[www.stobarthurrell.co.uk](http://www.stobarthurrell.co.uk)

[enquiries@stobarthurrell.co.uk](mailto:enquiries@stobarthurrell.co.uk)

01603 782 782

