

Station Road, Coltishall  
Offers in Excess of **£500,000**



**PENDEFORDS**  
INDIVIDUAL PROPERTY SPECIALISTS





## INSIGHT

Pendefords are delighted to present this rare opportunity to acquire a detached bungalow in the sought-after village of Coltishall with grounds of approximately 1 acre, suitable for refurbishment or redevelopment.

Originally constructed in the 1960s by the family of the current owner, Gwelo is a 2/3 bedroom detached property well-located at the entrance to this popular village. Now requiring renovation throughout, the property benefits from a lounge, dining room, ground and first floor bedrooms and a bathroom, and this bungalow would suit a buyer who is prepared to seize the initiative and transform this cherished family home to reach its full potential.

Gwelo occupies a plot of approximately 1 acre, (stms), and properties with grounds of this size and scope are rare in Coltishall. Situated just a short walk from the range of amenities in this well-served village, which include a medical centre, pharmacy, butcher, bakery, greengrocer, convenience store, cafes, takeaways and public houses, as well as an OFSTED- Outstanding primary school, this property is sure to be popular and early viewing is highly recommended to appreciate the full scale of this opportunity. Coltishall lies on the banks of the River Bure at

the entrance to the Norfolk Broads National Park, approximately 3 miles from the bustling village of Wroxham and 7 miles from the cathedral city of Norwich. This popular village has good transport links with regular bus services and near access to the Norwich Northern Distributor Road, providing routes to City centre, the wider county of Norfolk, and Norwich International Airport.

The nearest railway station is located in Wroxham, providing a direct service to Norwich and from there, to London Liverpool Street in 90 minutes. With country walks on the doorstep and the picturesque Norfolk Coast only 10 miles away, this is truly a wonderful location in Norfolk.

**Agent's Note:** This property is offered for sale subject to a negotiated overage clause which will be applied in the event of commercial development of the site.

## IN DETAIL

The accommodation in this property comprises:

**Entrance Hall:** Textured ceiling, radiator, carpet. Doors to:

**Living Room:** 5.23m x 3.61m. Dual aspect room with windows to front and side aspect. Coved textured ceiling, brick faced fireplace incorporating gas fire and tiled hearth, two radiators, carpet.

**Bedroom:** 3.38m x 3.72m. Window to front aspect, textured ceiling, radiator, carpet.

**Dining Room:** 3.38m x 3.65m. Window to rear aspect, textured ceiling, laminate flooring. Stairs to first floor, opening to:

**Bedroom:** 3.25m x 1.79m. Window to side aspect, coved textured ceiling, carpet.

**Bathroom:** Obscure glazed window to rear aspect, coved textured ceiling, corner bath, shower cubicle, W.C., radiator, vinyl flooring.

**Kitchen:** 3.50m x 3.16m max. Dual aspect room with windows to side and rear aspects. Coved textured ceiling, fitted units. Space for freestanding cooker with extractor fan over, wall mounted gas central heating boiler. Door to:

**Conservatory:** 3.42m x 1.73m. Glazed to three sides with door to side aspect. Plumbing for washing machine.

**On the First Floor:**

**First Floor Landing:** Textured ceiling, carpet, radiator. Opening to:

**Bedroom:** 2.80m x 3.08m. Textured ceiling with Velux window to rear aspect, carpet, radiator.

**Externally:**

The front garden is separated from the roadway by a low wall and is predominantly laid to lawn. To the side, a long driveway passes the side of the bungalow and provides access to the rear.

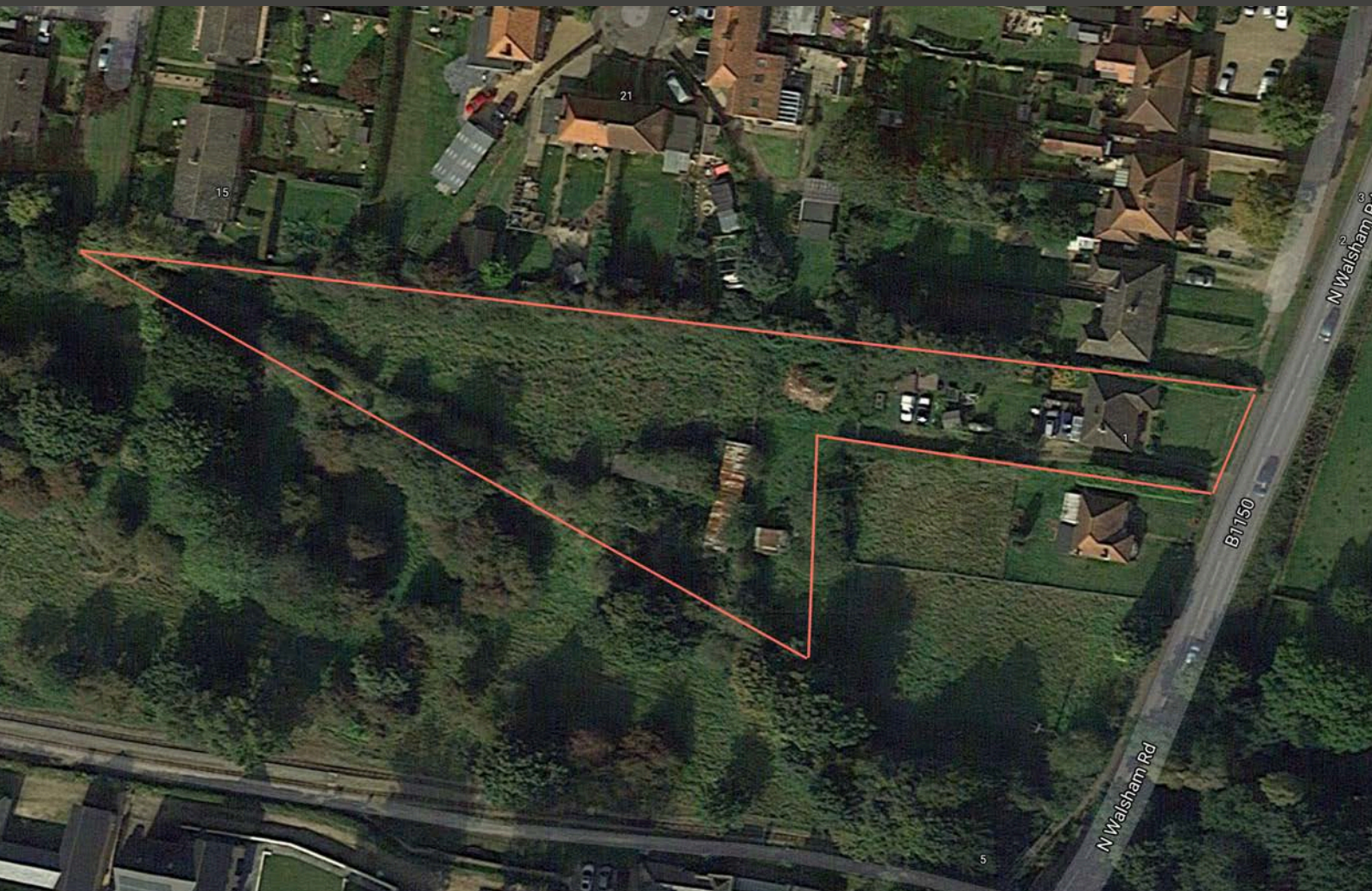
To the rear, a garden area is bounded by low wooden fencing, and is predominantly laid to lawn. A metal gate leads to a large meadow with mature hedging and shrubs which contains a range of outbuildings including a store and stable. In all, the grounds extend to approximately 1 acre (subject to measured survey).

**Tenure:** Freehold

**Council Tax Rating:** C

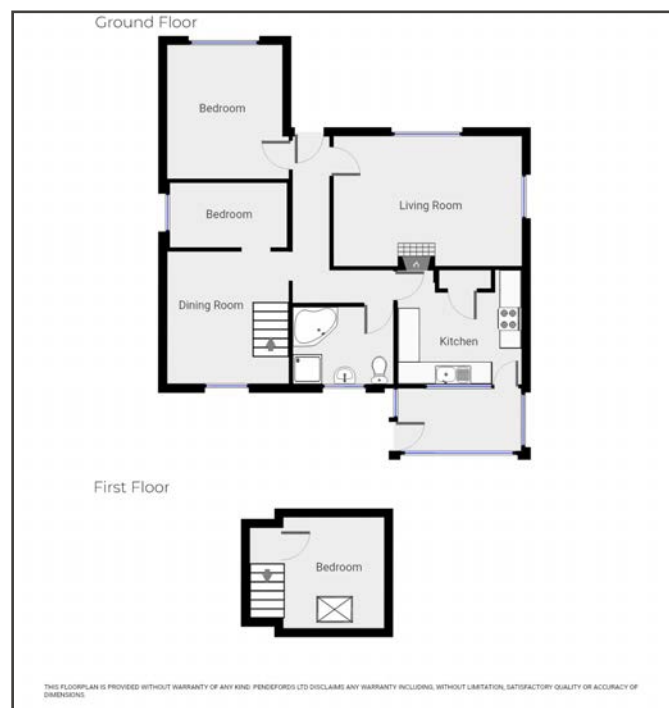






These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. A buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		



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