



COAST & COUNTRY LIVING

Finer Details



Stunning open-plan kitchen/dining & sitting room

Winter lounge with woodburner

Large utility room

Study

Vaulted Family Room

Gym

Garden Room

Master bedroom suite with views out over the garden

5 double bedrooms

Large Garden with Woodland



Hydrangea House is a stunning property built to the highest standard in the popular village of Coltishall. The home really will impress you with its large room dimensions and open plan living, perfect for family life.

Set down along a drive, offering privacy and seclusion, whilst being at the centre of a vibrant village with so much to offer and only a short walk to the broads.

There are numerous eateries where you can sit and enjoy some of the best food in the area or partake in some of the watersports on offer. If you have a boat (or dream of having one), then you will be in your element!

Hidden out of sight and set back from the road down an expansive drive, this beautiful property sits proudly on its plot.

As I walk down the driveway, I'm impressed by the setting and how well-kept everything is. It's apparent how much time and love the owners have put into maintaining this stunning home. Its grand exterior gives a hint as to what's inside.







Walking round to the left from the hall, I enter the open-plan dining area with a double-sided woodburner housed in a brick fireplace, which opens through to the handcrafted kitchen, where no expense has been spared to create a fantastic room to not only eat but to socialise and enjoy family get-togethers. Central to the kitchen is a huge island with seating for six people, perfect for casual dining. There are a vast number of cupboards and a top-of-the-range cooker if you enjoy entertaining. Doors open out onto the patio area with views out over the garden.

Flowing on from the kitchen is the garden room, a roof lantern fills this room with lots of natural light, again with doors out into the garden. The current owners use this as a dining room to take advantage of the views, and it is ideally suited to a large dining table.

The utility room is spacious and houses all the white goods you would expect from a home of this calibre, solid wood units to match the kitchen, making this a practical yet stylish space.















Back into the hallway and up the staircase, the upper hallway feels spacious with a wide landing and soft carpet underfoot.

The master suite is simply stunning with carpeted floors and floor-to-ceiling doors that open up to views over the garden below. This room has a fully fitted dressing room area with multiple cupboards and a large ensuite with a roll top bath, complete with his and hers sinks. The scale of this room is vast.











In the driveway sits the garage block, which not only houses space for a car but also a well-equipped gym. This would be perfect to run a business from home or for personal use. Above the garage and gym, the upstairs space has been developed into a guest annexe with a shower room.

This would make a fantastic place for guests to stay or for teenagers to have their own space away from the main house.







Hydrangea House benefits from a large plot, where there is parking for multiple cars, and has the security of electric gates and fenced boundaries. The garden is to the rear of the property and has a patio area that stretches the width of the house with steps leading down onto the garden. There is an oak pagoda that is used for outside entertaining on the patio area. The owners have had many barbecues and happy times enjoying this space.

The majority of the garden is laid out to lawn with colourful borders and numerous fruit trees; there is space for a vegetable garden if one were required.

At the bottom of the garden is a children's play area that has been well designed with wood chips and a large storage shed. This area has access to the property's woodland through a gate, and down some steps, you will find an interesting addition of a Lime Kiln cave. This is historically a lovely thing to have and would make a fantastic den for adults or children!

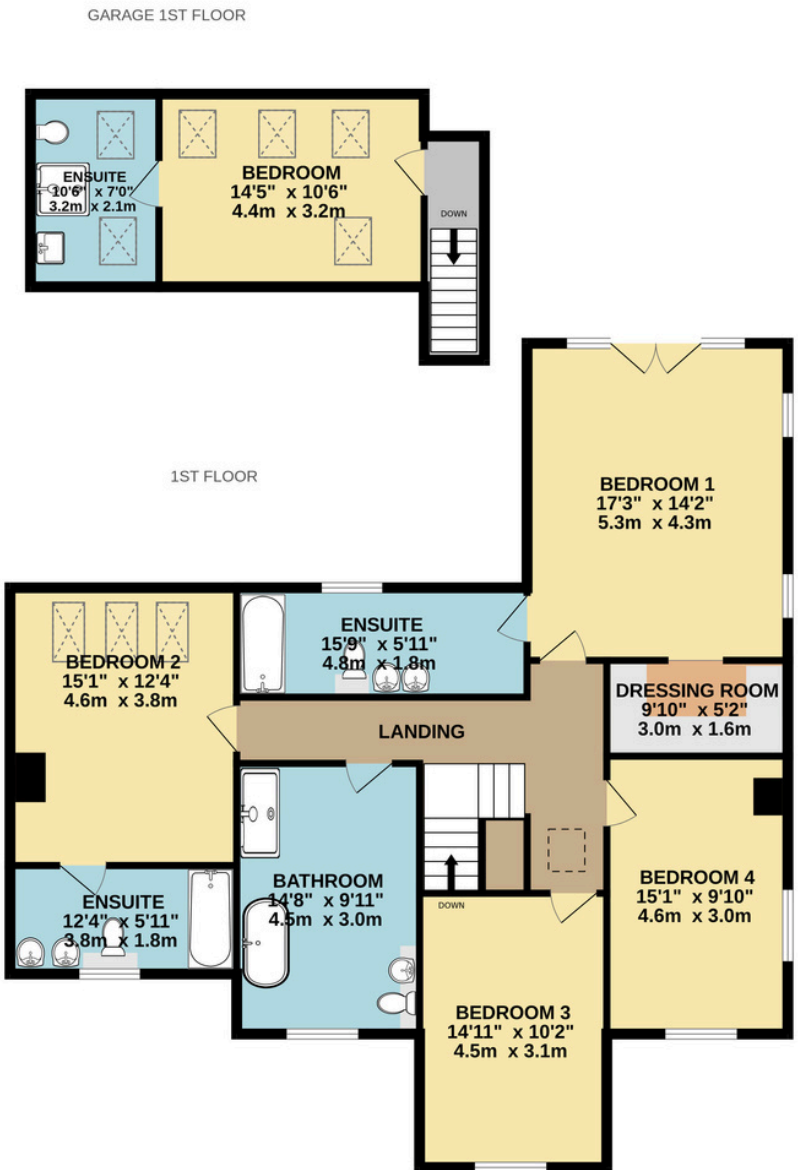
The village of Coltishall has much to offer in the way of shops, pubs and community. There is an excellent primary school as well as a dentist, doctors and many other shops and restaurants. You will never be short of things to do, as there are many clubs and activities for adults and children to participate in, as well as the Norfolk Broads to enjoy. Being only 5 miles from the vibrant City of Norwich and a short drive to the coast, it really is the ideal location.











TOTAL FLOOR AREA : 3268sq.ft. (303.6 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.