



**40 Barton Road, Badersfield, Coltishall, NR10 5JR**

**Guide Price £325,000**

- FOUR BED FAMILY HOME
- TWO SINGLE GARAGES AND ALLOCATED PARKING
- BACKING ONTO PLAYING FIELDS
- GROUND FLOOR CLOAKROOM
- SEMI DETACHED
- ENCLOSED REAR GARDEN
- UTILITY ROOM
- POPULAR VILLAGE LOCATION



# 40 Barton Road, Coltishall NR10 5JR

Situated within the sought after village of Badgersfield this extended four bedroom property offers the perfect family home, with bright and practical accommodation, an enclosed mature rear garden, allocated parking and two single garages.

4 2 1 B

Council Tax Band: B



## DESCRIPTION

A spacious four bedroom semi detached family home. The ground floor offers a welcoming entrance hall, a bright lounge with wood burning stove, a kitchen/diner, utility room and a convenient downstairs cloakroom. Upstairs, you will find four well proportioned bedrooms and a contemporary family bathroom. Additional benefits include two single garages with further allocated parking spaces and a good size private rear garden backing onto open playing fields.

## ENTRANCE HALL

Composite front door leading into entrance hall, stairs to first floor, Amtico flooring and understairs cupboard.

## LIVING ROOM

Large double glazed window to rear, Amtico flooring, radiator, wood burning stove.

## KITCHEN DINER

Double glazed window to front and double glazed door leading to the rear garden. Range of wall and base units and tiled splashbacks. Laminate flooring and space for fridge/ freezer, space and plumbing for dishwasher, electric oven with four ring hob and cooker hood over, radiator. Opening to utility room.

## UTILITY ROOM

Double glazed door to front and rear. Space and plumbing for washing machine and tumble dryer with work surface over and stainless sink and drainer, tiled splashbacks.

## DOWNSTAIRS CLOAKROOM

Double glazed obscured glass window to rear, radiator, W/C and wash hand basin.

## FIRST FLOOR LANDING

Carpeted, built in storage cupboard and access to the loft which has a pull down ladder and is fully boarded with light.

## BEDROOM FOUR

Double glazed window to front, laminate flooring, radiator and built in wardrobe.

## BEDROOM ONE

Double glazed window to front, carpeted, radiator.

## BEDROOM TWO

Double glazed window to rear, radiator, alcove and carpeted.

## BEDROOM THREE

Double glazed to front, carpeted, radiator.

## BATHROOM

Two double glazed obscured windows to front, fitted with a three piece suite comprising panelled bath with mixer taps and shower over, W/C and vanity unit with wash hand basin.

## EXTERNAL

To the front of the property there is a lawned area and concrete paths leading to the front door and utility door. Directly opposite are 2 single garages en bloc with off road parking.

The rear is mainly laid to lawn with close boarded fencing and mature hedge, patio, seating and BBQ area. There is also a side gate leading to a communal playing field.

## LOCATION

Badersfield is a peaceful and well established residential community set within the former RAF Coltishall airbase, offering wide open green spaces, mature trees and a uniquely spacious layout rarely found in modern developments. Local amenities close by include a convenience store, café, primary school, play areas and scenic walking routes. Surrounded by beautiful Norfolk countryside and just a short distance from the picturesque market towns of Coltishall and North Walsham, residents can enjoy riverside pubs, independent shops and access to the Norfolk Broads.

Norwich city centre is approximately 10–12 miles away, making commuting simple via the B1150 or regular bus services, while the nearby North Walsham railway station provides links to Norwich, Sheringham and the wider rail network.

## AGENTS NOTE

This property is Freehold.

Council tax band: B (North Norfolk District Council)  
Mains water, electricity and gas.

The property is sold with Solar Panels and storage battery.



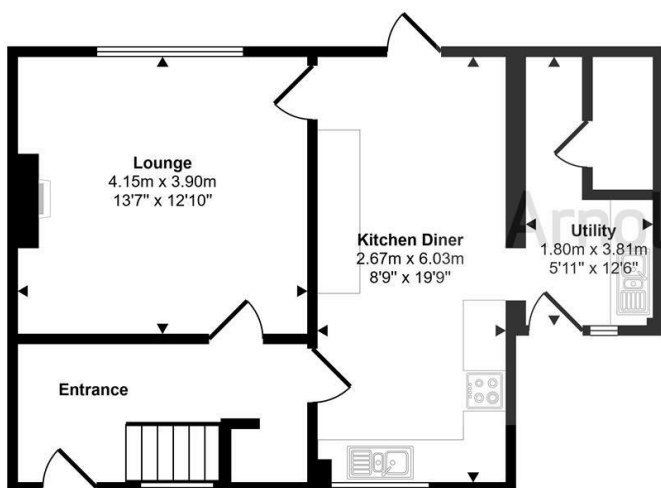
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

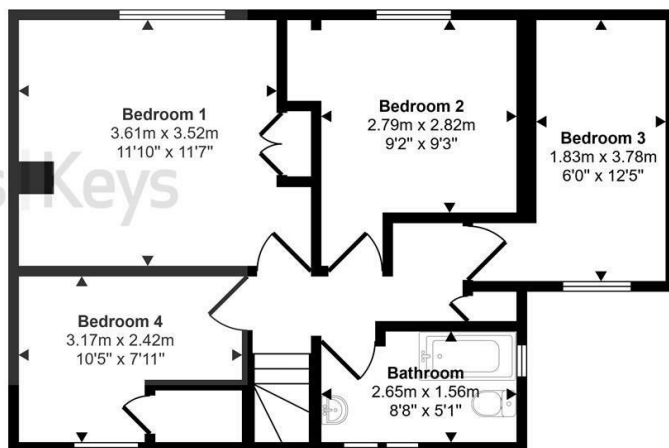
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area  
100 sq m / 1078 sq ft



Ground Floor  
Approx 50 sq m / 535 sq ft



First Floor  
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

