



## White Lodge

39 Wroxham Road, Coltishall, Norwich, NR12 7AF

**BROWN & CO**







## White Lodge, 39 Wroxham Road, Coltishall, Norwich, NR12 7AF

A detached contemporary five bedroom house dating back to the 1950's with delightful grounds and in an elevated position up above the River Bure on the edge of Coltishall.

Sought after Broadland location, about 9 miles from Norwich.

GUIDE PRICE - £1,100,000



### DESCRIPTION

White Lodge dates back to the 1950's and comprises a detached residence located up above the River Bure with delightful grounds and some privacy, particularly at the rear. The house has not come to the market in nearly 60 years and has been a much loved family home over that period.

The property is constructed of brick with a pitched main roof and the accommodation is well arranged over two floors. The garage at the side was converted many years ago to a studio, being suitable for a number of purposes, and there is also a garage at the rear which is approached via the drive.

The layout of the rooms works extremely well, with the main entrance hall leading through to an inner hall with access to the dining room, drawing room and sitting room/snug, which itself leads through to the garden room. The kitchen/breakfast room is well appointed with views over the garden to the rear, and there is an adjoining utility room and back lobby.

The studio room is currently used as a home office but would be suitable for a number of purposes and could easily be a ground floor bedroom if required, linking in with the ground floor cloakroom.

The bedroom accommodation works very well with four of the rooms having views out across to the marshes to the far side of the River Bure. There is a bathroom and shower room on the first floor.

The grounds are a major feature of the property and the drive from the road leads up to the front of the house where there is hardstanding for a number of vehicles and then round to the rear and the garage area.

The front gardens are mainly laid to lawn and the rear garden has been landscaped to include a pond and a woodland area providing some privacy and screening.

The property has been well maintained over the years and is ready for immediate occupation. It will certainly appeal to those people looking to live close to Norwich and the Norfolk Broads, and the views to the front will be a special draw to interested parties.

### LOCATION

Coltishall is situated about 9 miles from Norwich. There are excellent local shopping and transport facilities in the village. Access to the East Norfolk coast is good, and Wroxham is about 2 miles away, which is the centre of the Broads and linking in with the Broadland Network.

Otherwise, the city of Norwich provides all amenities and is easily accessible and the northern distributor route is within 4 miles.

This is an excellent opportunity to acquire a special Broadland residence on the edge of a popular village.

### DIRECTIONS

Proceed out of Norwich on the North Walsham Road and continue over the northern distributor road, heading to Coltishall. At the filling station in Coltishall branch right onto Wroxham Road and continue until you reach the green. The property will then be seen on the left hand side as you leave Coltishall.

### AGENT'S NOTES:

- (1) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (2) The vendors are connected to Brown & Co.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

**VIEWING** Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





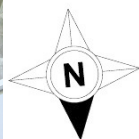








| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 46 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



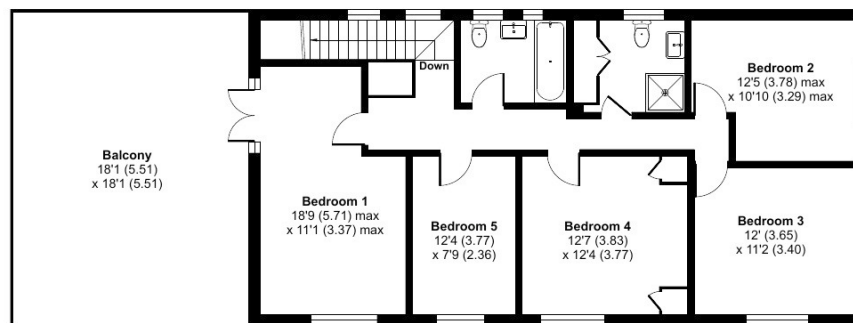
## White Lodge, Wroxham Road, Coltishall, Norwich, NR12

Approximate Area = 2726 sq ft / 253.2 sq m

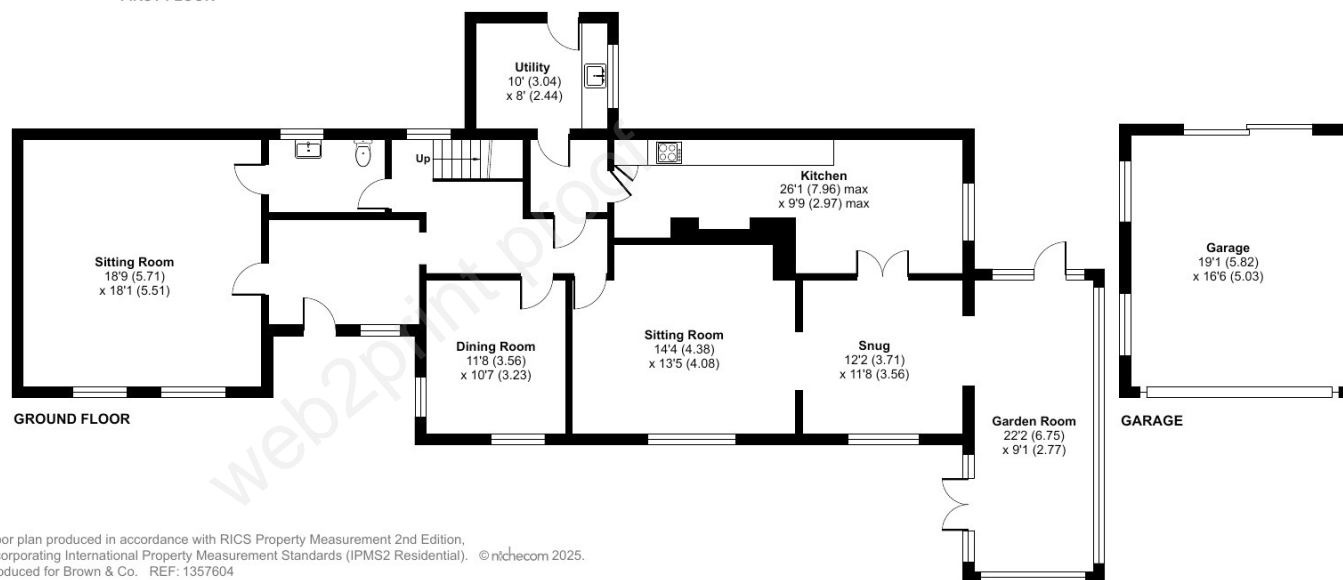
Garage = 315 sq ft / 29.2 sq m

Total = 3041 sq ft / 282.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Brown & Co. REF: 1357604

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