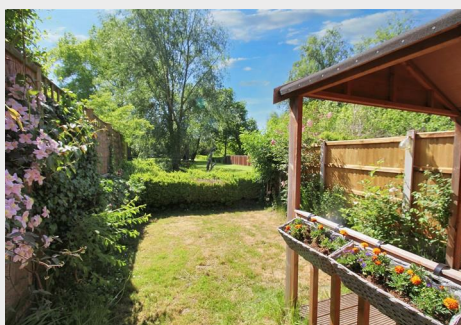




41 High Street, Coltishall, Norwich, NR12 7HD

Guide Price £280,000

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- KITCHEN/BREAKFAST ROOM
- CHARMING PERIOD HOME
- FIBRE BROADBAND CONNECTED
- RIVERSIDE VILLAGE LOCATION
- CHARACTERFUL FEATURES
- MATURE REAR GARDEN
- GOOD BUS ROUTES TO NORWICH, NORTH WALSHAM & CROMER

41 High Street, Norwich NR12 7HD

A charming period cottage situated within the popular Riverside village of Coltishall, boasting characterful accommodation and a delightful, low maintenance rear garden.



Council Tax Band: C



DESCRIPTION

Dating back to the late 1800's, this charming three bedroom cottage offers characterful accommodation with many original internal doors and is ideally situated within the pretty, riverside village of Coltishall. The property boasts a pretty and low maintenance mature rear garden with a variety of shrubs and a summer house with veranda; providing an idyllic spot to enjoy the garden. To the front is a generous garden with steps leading from the path to the front door, whilst there is currently no driveway, parking could be created at the front with the correct permission. Internally the home offers a cosy living room with wood burning stove, kitchen/breakfast room, utility area and bathroom with three bedrooms to the first floor.

LIVING ROOM

Timber framed door and double glazed window to front aspect, inglenook fireplace with wood burning stove, carpet, radiator.

KITCHEN/BREAKFAST ROOM

Double glazed window to rear aspect, wall and base units with oak worksurface, inset ceramic butlers sink, integrated Neff electric oven, 5 ring gas hob with cooker hood over, tiled flooring, stairs to first floor with built in storage cupboard underneath, radiator.

UTILITY AREA

Timber barn style door to garden, tiled flooring, space and plumbing for washing machine, shelving units. Door to:-

BATHROOM

Double glazed window with obscured glass to side aspect, bath with mains connected shower over, WC, pedestal wash hand basin, tiled flooring, radiator, shaver charging point, extractor fan.

FIRST FLOOR

BEDROOM ONE

Double glazed window to front aspect, carpet, built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, door to:-

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

EXTERNAL

To the front the property is approached via steps down from the pathway to the front door with an area of wildflower to the side. A side gate leads to the rear garden which is mostly laid to lawn, with borders offering a variety of mature shrubs and flowers. There is also a summer house with a veranda.

LOCATION

Coltishall is a charming and historic village, often referred to as the "Gateway to the Norfolk Broads," the village offers easy access to the Broads National Park. Coltishall is known for its traditional flint cottages and well-preserved Georgian architecture, offering a selection of local amenities including pubs, cafés, a village store, and independent shops. A popular spot for boating, fishing, and walking. The Bure Valley Railway also runs nearby, providing a nostalgic steam train journey through the Norfolk countryside. Coltishall offers a picturesque retreat while still being within easy reach of Norwich, making it an ideal place for both visitors and residents seeking a balance between countryside charm and city convenience.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: C

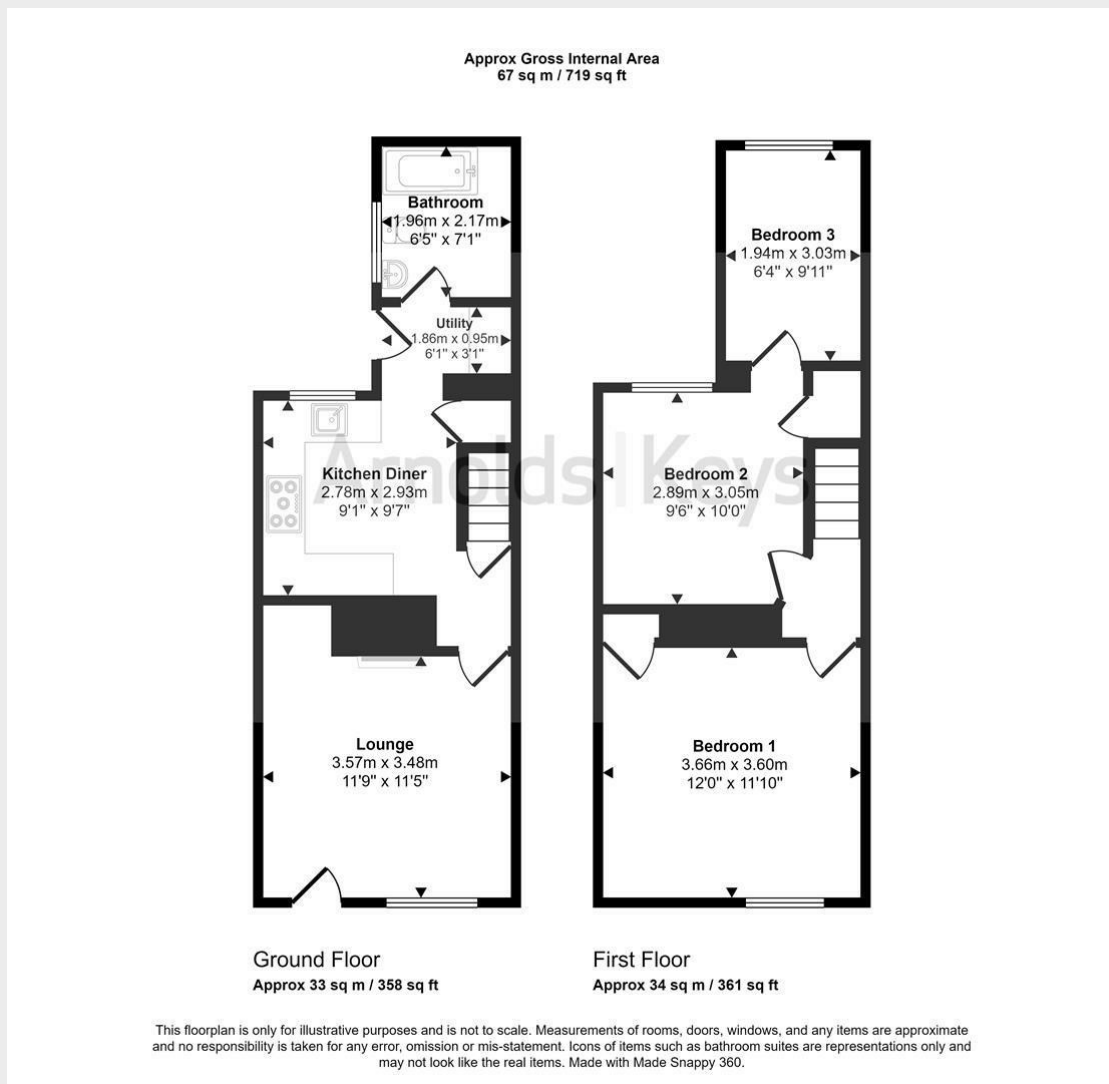


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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.

