



Bure Gardens

COLTISHALL

Rectory Road, Coltishall Norwich NR12 7HR



welcome to

Rectory Road, Coltishall Norwich

The Felbrigg - This charming detached bungalow comes complete with Principal Ensuite Bedroom, modern integrated Kitchen / Dining Area, Driveway and a generous Rear Garden! ***OPEN EVENT 30th MAY - CALL TO BOOK YOUR APPOINTMENT***



A charming two-bedroom detached bungalow from Crocus Homes, located within the sought-after Bure Gardens development in Coltishall.

Featuring a generous living area and a spacious kitchen/dining room with quartz worktops and fully integrated appliances, as showcased in the brochure (page 10-11). To the front aspect are two well proportioned bedrooms, including principal bedroom with ensuite and fitted storage. The home is completed by a contemporary family bathroom.

Externally, the property offers a landscaped front garden and private driveway, consistent with the high-quality street scenes throughout Bure Gardens (page 9-11).

Energy efficiency is central to every Crocus home, with solar panels, EV charging and fibre broadband installed as standard. Featuring a high standard of design, build and finish with a 10 Year NHBC warranty including 24-month warranty with Crocus Homes.

The Development

The Developer

Location

Kitchen/Dining

12' 4" x 10' 7" (3.76m x 3.23m)

Living Room

14' x 12' 4" (4.27m x 3.76m)

Bedroom 1

15' 3" max x 10' 4" (4.65m max x 3.15m)

Bedroom 2

9' 7" x 8' 8" (2.92m x 2.64m)

Specifications

Specifications 2

Sepecifications 3

Agents Notes



view this property online williamhbrown.co.uk/Property/NOR144443



welcome to

Rectory Road, Coltishall Norwich

- BRAND NEW detached 2 bedroom bungalow
- Principal Ensuite Bedroom
- Fully integrated Kitchen with Bosch appliances & Quartz Worktops
- Fibre broadband, Solar Panels & Electric Vehicle charging technology as standard
- Landscaped Front Garden and privately enclosed Rear Garden

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144443



Property Ref:
NOR144443 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk