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7 The Maltings, Church Close, Coltishall, Norfolk, NR12 7DZ

A mid-terraced residence offered with no onward chain, presenting an exciting opportunity for modernisation and improvement. Ideal for first-time buyers, investors, or developers alike, the property offers excellent potential to create a delightful home in one of Broadland's most desirable riverside villages.

Perfectly positioned in the heart of Coltishall, affectionately known as the Gateway to the Broads, this charming village setting combines countryside tranquillity with a strong sense of community and an excellent range of everyday amenities. Residents enjoy access to the iconic riverside common, popular eateries, The Red Lion and The Recruiting Sergeant public houses, a well-regarded primary school, doctor's surgery, village hall, and recreation ground.

Tucked away at the end of a quiet cul-de-sac, the property benefits from off-road parking and a private enclosed courtyard garden to the rear, complete with a timber storage shed. A nearby footpath provides convenient pedestrian access directly into the centre of the village.

Internally, the accommodation offers well-proportioned living spaces throughout, comprising a lounge dining room with an adjoining kitchen to the ground floor. Upstairs, there are two double bedrooms, one benefiting from built-in storage, together with a family bathroom.

The property is further enhanced by its convenient location less than three miles from Hoveton, where a wide range of amenities can be found, including Roys supermarket and department store, a post office, train station, and schooling for all ages. The cathedral city of Norwich lies approximately ten miles away, offering an extensive selection of retail, dining, and cultural attractions, while the Norfolk Broads and North Norfolk coastline are both within easy reach, making this an excellent opportunity to enjoy the very best of village, countryside, and coastal living.



House



Mid-Terrace



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band C



Off-Road
Parking



No
Garage



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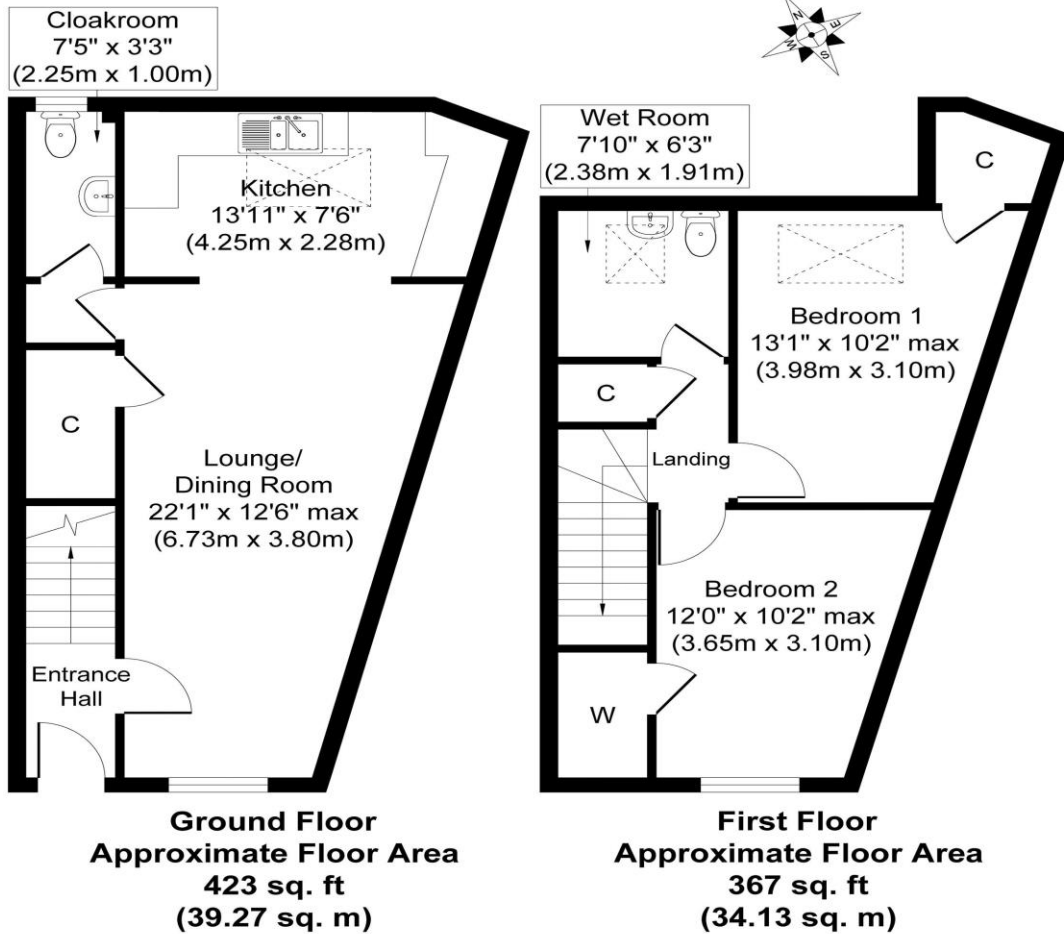
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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