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27 Rectory Road, Coltishall, Norfolk, NR12 7HQ

This well-presented period property, which has undergone a programme of refurbishment, retains many original features including sash windows and is located in the pretty village of Coltishall. Fondly known as the Gateway to the Broads, this sought-after location offers the best of both village charm and convenience. Coltishall is celebrated for its Georgian High Street, lined with independent shops and cafés, its outstanding Primary School and Medical Practice, as well as the iconic riverside common and popular eateries, including The Recruiting Sergeant, The Rising Sun, and The King's Head.

Ideal as a family home, countryside retreat, or investment opportunity, the property is set back from the road and approached via a shingle frontage providing valuable off-road parking for two vehicles, with additional parking available to the rear. A shared covered passageway to the side leads to a timber gate, granting private access to a generous, enclosed garden. The garden is mainly laid to lawn and enjoys distant field views, alongside an enclosed courtyard, useful storage outbuilding, and a timber summer house with a paved terrace, perfect for relaxing or entertaining.

The property opens into a welcoming entrance hallway, with doors leading to a spacious lounge featuring a gas wood burner, and an adjoining dining room with a character fireplace and double doors opening onto the rear courtyard. To the rear of the home, the hallway continues into a modern kitchen/breakfast room fitted with integrated appliances.

Upstairs, the first floor offers three well-proportioned double bedrooms, two benefiting from original fireplaces, along with a stylish family bathroom featuring both bath and separate shower, completing the accommodation.

The location adds even greater appeal, approximately eight miles from the cathedral city of Norwich, with its excellent transport links to London and the North, alongside a wealth of retail, dining, and cultural attractions. For those seeking the coast, the sandy beaches of Sea Palling lie just thirteen miles to the east, with the wider Norfolk coastline and Broads National Park waiting to be explored.



Terraced



House



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band B

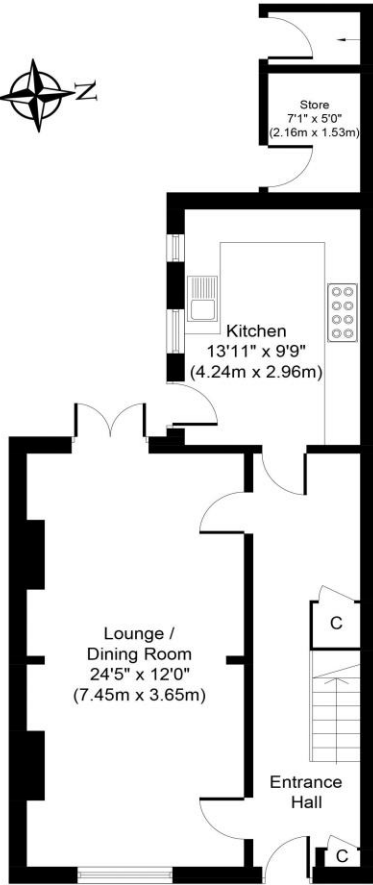


Off-Road
Parking

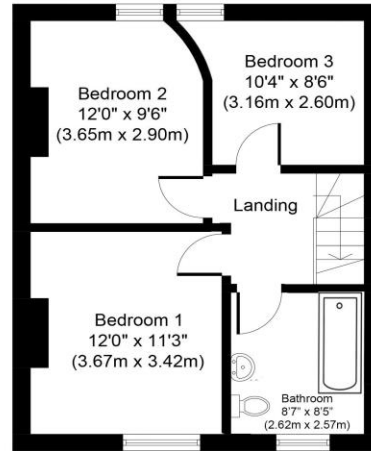
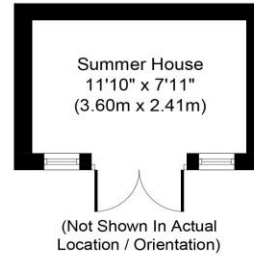


No
Garage



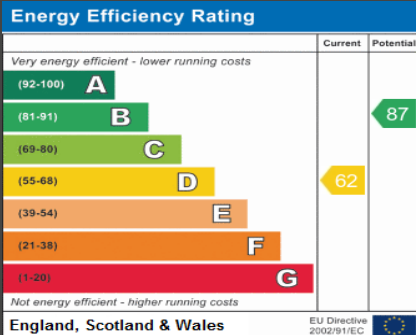


Ground Floor
Approximate Floor Area
(Excluding Stores)
589 Sq. ft.
(54.7 Sq. m.)



First Floor
Approximate Floor Area
449 Sq. ft.
(41.7 Sq. m.)

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. 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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