Arnolds | Keys

Hollyhock House, 16 Station Road, Coltishall, NR12 7JL

Guide Price £425,000

- NO ONWARDS CHAIN
- CLOSE TO THE CITY OF NORWICH AND COAST
- CLOSE TO THE NORFOLK BROADS
- THREE RECEPTION ROOMS
- POPULAR VILLAGE LOCATION
- OFF ROAD PARKING
- FOUR BEDROOMS
- PERIOD HOME WITH CHARMING ORIGINAL FEATURES

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16 Station Road, Coltishall NR12 7JL

NO ONWARD CHAIN A charming period home situated within the popular village of COLTISHALL, boasting delightful original features with OFF ROAD PARKING and a GENEROUS GARDEN wrapping around the side and rear of the property.

4 2 3 D

Council Tax Band: C

DESCRIPTION
Situated within the sought after village of Coltishall, on the edge of the Norfolk Broads, this delightful bay fronted period home boasts charming, original features throughout with bright and spacious living accommodation. Internally the home comprises a welcoming entrance hall, bay fronted living room with fireplace, a triple aspect kitchen/breakfast room, a further two reception rooms and a groundfloor shower room. To the first floor are four bedrooms; three of which are double and a family bathroom. Externally, the property offers a shingle driveway with a generous enclosed garden wrapping around the side and rear with two attached store rooms and a patio seating area.

ENTRANCE HALL
Timber door to front entrance, staircase to first floor, carpet flooring, radiator.

KITCHEN/BREAKFAST ROOM
A triple aspect room with double glazed window to front, side and rear aspect, timber barn style door to garden, fitted with wooden fronted wall and base units with inset one and a half sink and drainer, double electric oven with cooker hood over, tiled flooring, radiator.

LIVING ROOM
Double glazed bay window to front aspect, carpet, radiator, gas fireplace with ceramic hearth and timber mantle, fitted shelving units to either side.

RECEPTION ROOM/STUDY
Double glazed window to rear aspect, carpet, radiator.

RECEPTION ROOM
Double glazed window to rear aspect, laminate flooring, radiator.

UTILITY AREA/REAR LOBBY
Timber door to garden, laminate flooring, space and plumbing for washing machine.

SHOWER ROOM
Two double glazed windows with obscured glass to side aspect, fitted with a cubicle with mains connected shower, extractor fan, WC, pedestal wash hand basin, vinyl flooring, heated towel rail, built in storage cupboard.

FIRST FLOOR LANDING
Carpet flooring, radiator.

BEDROOM ONE
Dual aspect room with double glazed windows to front and rear aspect, carpet, radiator, built in cupboard with shelves and boiler.

BEDROOM TWO
Double glazed window to front aspect, carpet, radiator, feature fireplace with built in cupboards to either side.

BEDROOM THREE
Double glazed window to rear aspect, laminate flooring, radiator, feature fireplace with timber mantel.

BEDROOM FOUR
Double glazed window to rear aspect, carpet, radiator, feature fireplace with timber mantel.

BATHROOM
Double glazed window to front aspect with obscured glass to lower half, fitted with a three piece suite comprising bath, pedestal wash hand basin, WC, heated towel rail, vinyl flooring.

EXTERNAL
To the front the property features a shingle driveway with a low lying brick wall to the front. A gate leads to the garden which wraps around the side and rear comprising mostly of lawn with a paved patio seating area and mature shrubs and trees including a cherry tree. There is a shed and two attached brick and tiled store rooms.

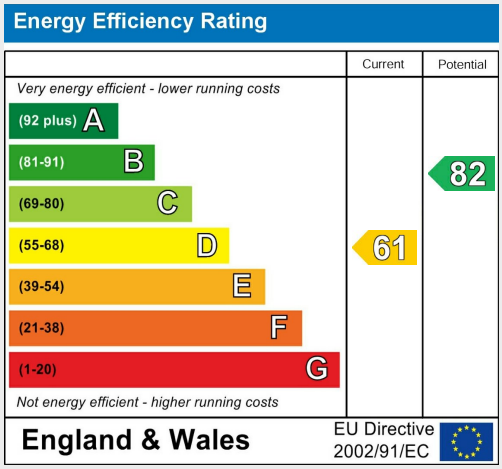
AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, gas and water connected.
Council tax band: C (Broadland)

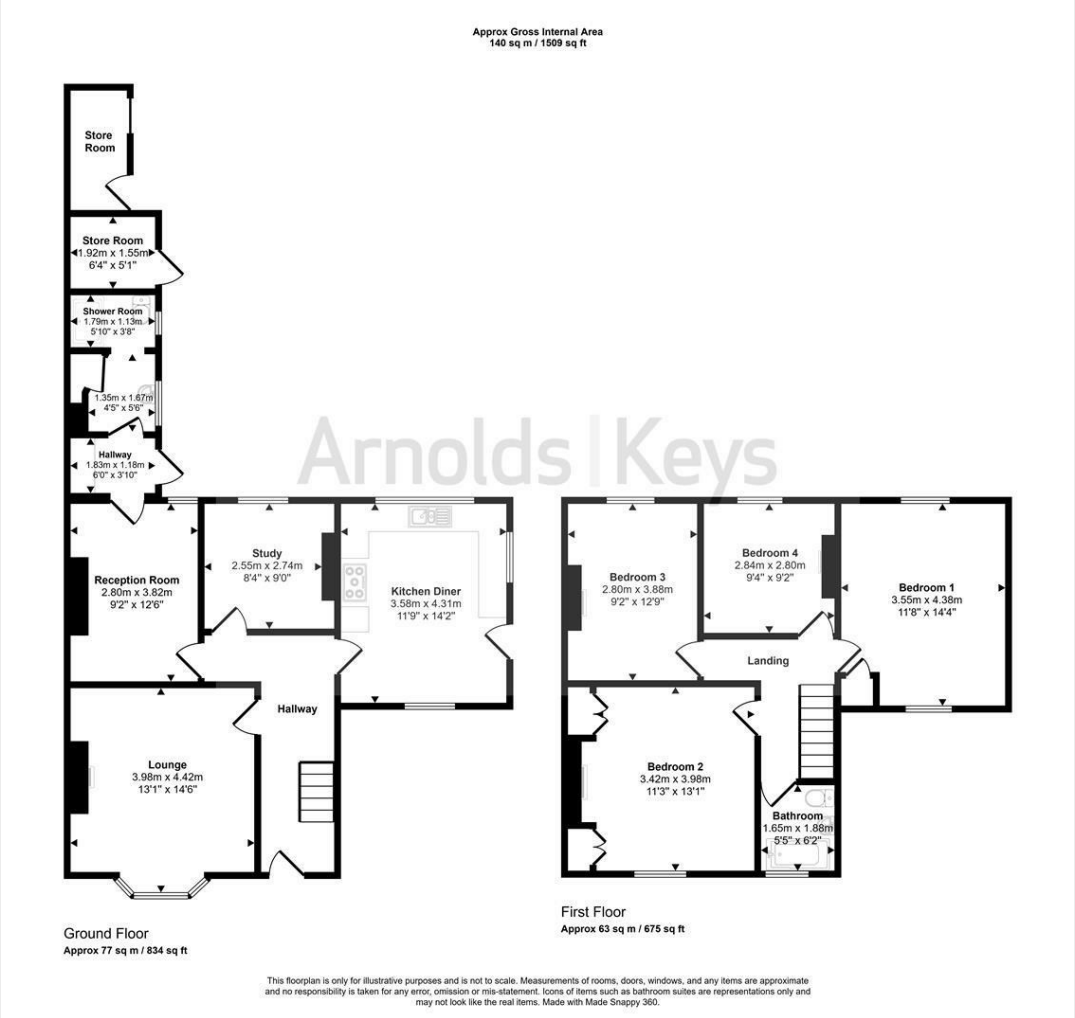
LOCATION
The picturesque riverside village of Coltishall lies within the heart of the beautiful Norfolk Broads, an area renowned for its waterways, countryside and outdoor lifestyle. Situated on the banks of the River Bure, the village is widely regarded as one of Broadland's most attractive locations, centred around a charming village green with riverside walks, moorings and traditional pubs. Coltishall is conveniently 8 miles north of the Cathedral City of Norwich with the Norfolk Coastline approximately 15 miles away. The village itself provides a range of amenities including local shops, convenience store, pharmacy, doctors surgeries, cafes, pubs and a primary school.

Viewings

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

EPC Rating:





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.

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