



**STOBART
& HURRELL**

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

A beautifully converted two-bedroom mid-terraced residence, ideally located in the picturesque riverside village of Coltishall, often referred to as the Gateway to the Broads. The village offers a wealth of local amenities including the iconic riverside common with its popular eateries, The Red Lion and The Recruiting Sergeant public houses, along with a primary school, doctor's surgery, and village hall with recreation ground.

This contemporary conversion is perfectly positioned in the heart of the village, offering an idyllic setting to enjoy countryside living and gentle recreation on the nearby Norfolk Broads National Park. Tucked away within a quiet cul-de-sac, the property benefits from two allocated parking spaces to the front. A gated entrance leads to a private courtyard garden, designed for low maintenance and featuring a paved seating area ideal for alfresco dining and entertaining.

The accommodation opens into a welcoming entrance lobby with stairs rising to the first floor and access to a sociable open-plan lounge, dining area, and modern kitchen, complemented by a convenient cloakroom. Double doors from the lounge lead into a comfortable conservatory, which in turn opens onto the enclosed courtyard garden. Upstairs, two bedrooms and a modern shower room complete the accommodation.

The property is further enhanced by its proximity to Hoveton, less than three miles away, offering access to Roys of Wroxham supermarket and department store, post office, railway station, and schooling for all ages. The historic city of Norwich lies approximately ten miles away, providing an extensive range of shopping, dining, and cultural attractions.



Terraced



Barn Conversion



Older



2 Bathrooms



1 Reception



2 Bedrooms



Tax Band C

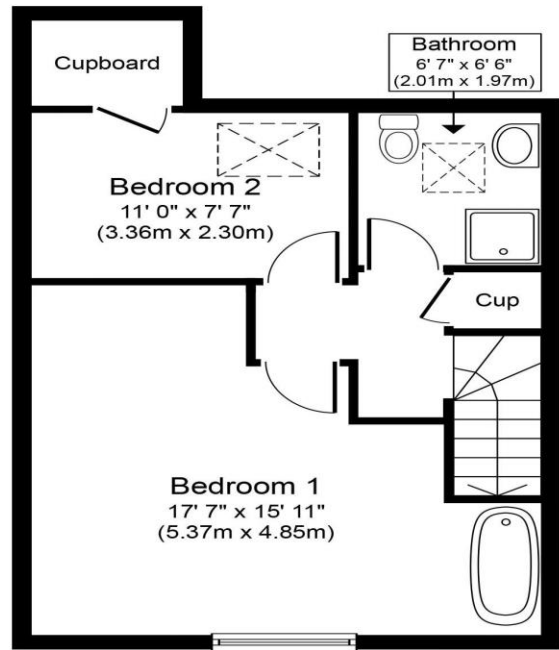
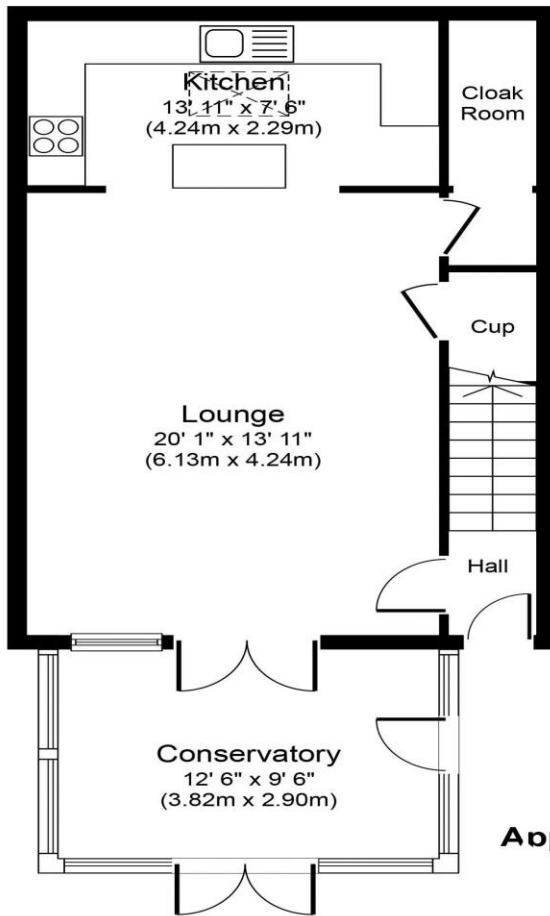


2 Allocated
Parking Spaces



No
Garage





**Ground Floor
Approximate Floor Area
611 sq. ft.
(56.8 sq. m.)**

**First Floor
Approximate Floor Area
429 sq. ft.
(39.9 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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