



**Coller Road, Norwich NR6 7FB**

**welcome to**

**Coller Road, Norwich**

William H Brown are delighted to present this exceptional four-bedroom detached residence, offered as part of our prestigious Portfolio Collection. Located within the highly desirable area of Old Catton, this stunning home has been finished and maintained to an outstanding standard throughout.



Located in the highly desirable area of Old Catton, this beautifully presented four-bedroom detached home offers spacious, modern living with high-quality finishes throughout. The heart of the home is the stunning open-plan kitchen, dining and family space, perfect for both everyday living and entertaining. Upstairs, you'll find four generously sized bedrooms, all finished to an exceptional standard. Outside, the property benefits from a well-maintained rear garden, garage and ample driveway parking. Old Catton is one of Norwich's most sought-after locations, offering excellent local amenities, highly regarded schools and convenient access to Norwich city centre.

A truly turn-key home. Viewing is highly recommended to appreciate the exceptional quality, generous accommodation and prestigious location this stunning Old Catton home has to offer. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

### Accommodation

Composite entrance door, opening to

### Entrance Hall

LVT flooring, stairs rising to first floor, radiator, internal doors opening to all ground floor rooms. Spotlights.

### Lounge

Carpets throughout, UPVC bay window to the front aspect of the property, radiator, media wall, internal doors opening to kitchen, wooden shutter blinds, and CAT cabling.

### Kitchen / Dining Room

A range of floor and wall mounted kitchen units with work surfaces over with upstands, inset sink and drainer with mixer tap over, inset gas fired hob with splashback and cooker hood over, integrated fridge/freezer, integrated dishwasher, inset eye level double oven, inset ceiling spotlights, wood effect flooring, UPVC double glazed window to the rear aspect, radiator, wood flooring, UPVC double glazed French style doors opening to the rear garden. Breakfast bar. Blinds fitted to patio door. Has LVT wood effect flooring.

### Study

LVT wooden effect flooring, radiator, UPVC double glazed window to the front aspect. Wooden shutter blinds. CAT cabling. Spotlights.

### Downstairs Wc

Suite comprising low level w.c., vanity hand wash basin with storage under, radiator, wood flooring. spotlights, has LVT wood effect flooring, washing machine, towel radiator

### First Floor Landing

Carpet flooring, radiator, loft access, internal doors opening to all first-floor rooms, has spotlights

### Master Bedroom

Carpet flooring, radiator, UPVC double glazed window to the front. Built in wardrobes and fitted blinds.

### En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with mixer taps over, walk in sliding door shower cubicle with shower over, wood effect flooring, radiator, UPVC obscure glass window to the front. Shaver sockets, towel radiator, and spotlights.

### Second Bedroom

Carpet flooring, radiator, UPVC double glazed window to the front, fitted blinds, LVT flooring

### Third Bedroom

Carpet flooring, radiator, UPVC double glazed window to the rear, fitted blinds

### Fourth Bedroom

Carpet flooring, radiator, UPVC double glazed window to the rear. Built in wardrobes, fitted blinds

### Bathroom

Suite comprising low level w.c., vanity hand wash basin with mixer taps over, bathtub with shower, wood effect flooring, radiator, UPVC obscure glass window to the front, has LVT wood effect flooring

### Garden

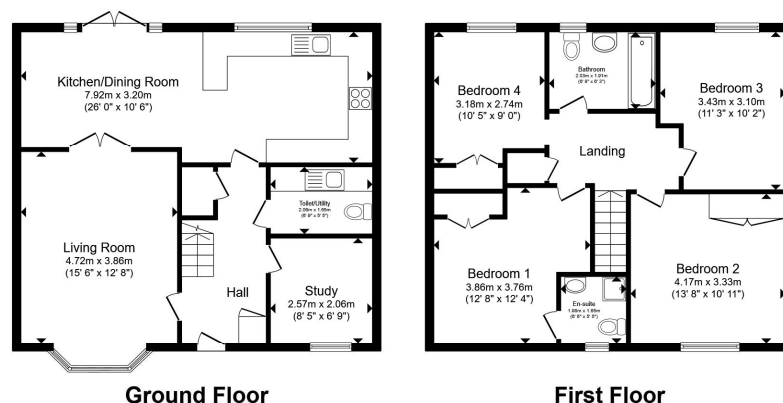
Stunning size, tiled flooring and decking in far corner, access to garage, nice and secluded, shed and outdoor electric sockets.

### Garage

Great size, workshop to rear, side door entrance from garden, inset ceiling spotlights, wall cupboards and worktop space.

### Driveway

Situated next to the property, space for 4 cars and has EV charging cabling installed.



Total floor area 134.8 m<sup>2</sup> (1,451 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## **Coller Road, Norwich**

- Detached Family Home
- Exclusive Portfolio Property
- Four Generously Sized Bedrooms
- Luxury Finished Throughout
- Stunning Open-Plan Kitchen/Diner

Tenure: Freehold EPC Rating: B

Council Tax Band: E

offers in excess of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEL103639 - 0007

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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.



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