



**STOBART
& HURRELL**

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

An end-of-terrace residence with no onward chain, offering an exciting opportunity for improvement and modernisation. Ideal for a first-time buyer, developer, or investor, this property presents excellent potential to create a charming home in one of Broadland’s most sought-after riverside villages.

Perfectly positioned in the heart of Coltishall, a picturesque village often referred to as The Gateway to the Broads, this idyllic location provides a wonderful balance of countryside living and community convenience. The village offers a wealth of amenities, including the iconic riverside common with its popular eateries, the well-known Red Lion and Recruiting Sergeant public houses, a primary school, doctor’s surgery, and a village hall with a recreation ground.

Set at the end of a quiet cul-de-sac, the property benefits from off-road parking to the front, a private courtyard garden with a timber storage shed, and the added advantage of a nearby footpath providing direct pedestrian access to the village centre.

Inside, the accommodation comprises a lounge/dining room with an adjoining kitchen on the ground floor, while upstairs offers two double bedrooms, one with built-in storage, and a family bathroom.

The property’s location further enhances its appeal, lying less than three miles from Hoveton, where you’ll find a wide range of amenities including Roys supermarket and department store, a post office, train station, and schools for all ages. For a broader array of shopping, dining, and cultural experiences, the cathedral city of Norwich is approximately ten miles away, while the Norfolk Broads and North Norfolk coastline are both within easy reach, offering the very best of village, countryside, and coastal living.



End Terrace



House



Older



1 Bathroom



1 Reception



2 Bedrooms



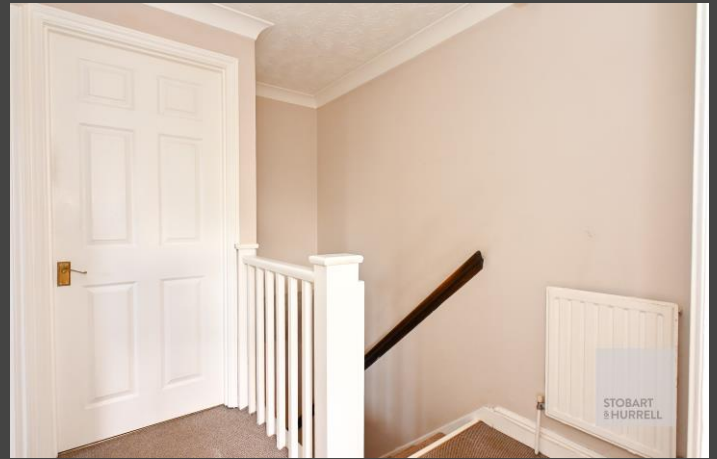
Tax Band C

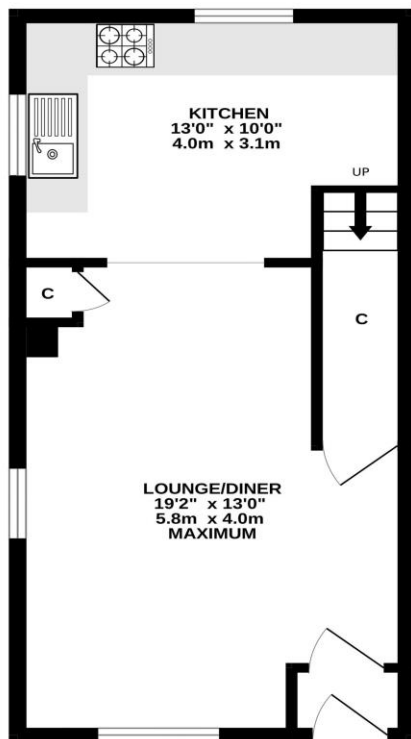


Parking

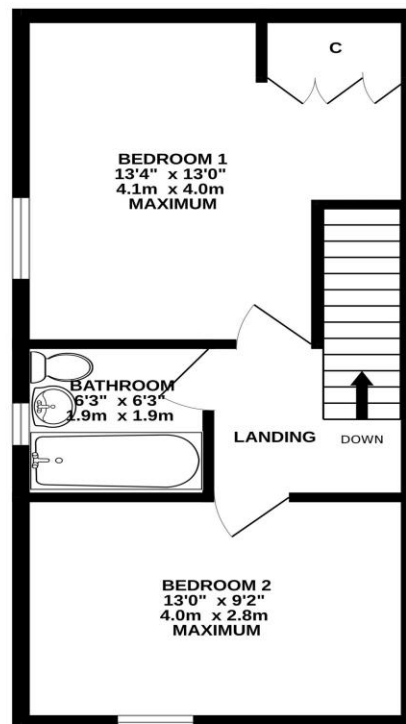


No
Garage





GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.

TOTAL FLOOR AREA : 751 sq.ft. (69.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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