

# Arnolds | Keys



79 Church Street, Coltishall, Norfolk, NR12 7DW

Guide Price £480,000

- NO ONWARDS CHAIN
- THREE BEDROOMS
- SPACIOUS DRIVEWAY TO FRONT
- WELL PRESENTED ACCOMMODATION
- WALKING DISTANCE TO AMENITIES
- TWO RECEPTION ROOMS
- GENEROUS MATURE REAR GARDEN
- POPULAR VILLAGE LOCATION

# 79 Church Street, Coltishall NR12 7DW

**\*NO ONWARDS CHAIN\*** A beautifully presented three bedroom detached bungalow tucked away within the popular village of Coltishall. Just a short walk from local amenities, the property boasts spacious accommodation with a delightful rear garden, driveway and double garage.



Council Tax Band: E



## **DESCRIPTION**

Enjoying a tucked away position within the desirable village of Coltishall, this attractive detached bungalow is approached via a private lobe and offers spacious, flexible accommodation. The well proportioned interior includes a welcoming entrance hall, family bathroom, three double bedrooms, including a principal room with en suite bathroom, a spacious living room, separate dining room, well appointed kitchen with utility room and a cloakroom. Outside, the property is complemented by a delightful, generously sized rear garden with off road parking to the front and a double garage.

## **ENTRANCE HALL**

uPVC door to front entrance, double glazed window to rear aspect, laminate flooring, radiator, large built in cupboard with shelving units.

## **DINING ROOM**

Double glazed window to front aspect, carpet, radiator.

## **KITCHEN**

Double glazed window to front aspect, fitted with a range of wall and base units with inset one and a half stainless steel sink and drainer, fitted electric oven with four ring gas hob and cooker hood over, space for under counter fridge, radiator, vinyl flooring, door to:-

## **UTILITY ROOM**

Double glazed window to front entrance, timber door to side entrance, vinyl flooring, fitted with base units with stainless steel sink and drainer, wall mounted boiler. Door to:-

## **CLOAKROOM**

Double glazed window with obscured glass to rear aspect WC, vinyl flooring, wash hand basin, extractor fan.

## **LIVING ROOM**

A dual aspect room with double glazed window to rear aspect and sliding patio doors leading to the garden, carpet, radiator, gas fireplace with brick surround.

## **BATHROOM**

Double glazed window with obscured glass to front aspect, fitted with three piece suite comprising bath with shower over, WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan.

## **BEDROOM ONE**

Double glazed window to side aspect, carpet, built in wardrobes, radiator, door to :-

## **ENSUITE**

Double glazed window with obscured glass to side aspect, bath with mains connected shower head over, pedestal wash hand basin, WC, radiator, tiled flooring.

## **BEDROOM TWO**

A dual aspect room with double glazed window to front and side aspect, built in wardrobes, carpet, radiator.

## **BEDROOM THREE**

Double glazed window to side aspect, carpet, radiator, built in wardrobes.

## **EXTERNAL**

To the front the property features a shingle driveway with space for multiple vehicles and access to the double garage which has two up and over doors, power and lighting. There is side access to the rear of the property. The mature rear garden is of a generous size and is mainly laid to lawn with a variety of established shrubs.

## **AGENTS NOTES**

This property is Freehold.  
Mains drainage, electricity, water and gas connected.  
Council tax band: E (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.

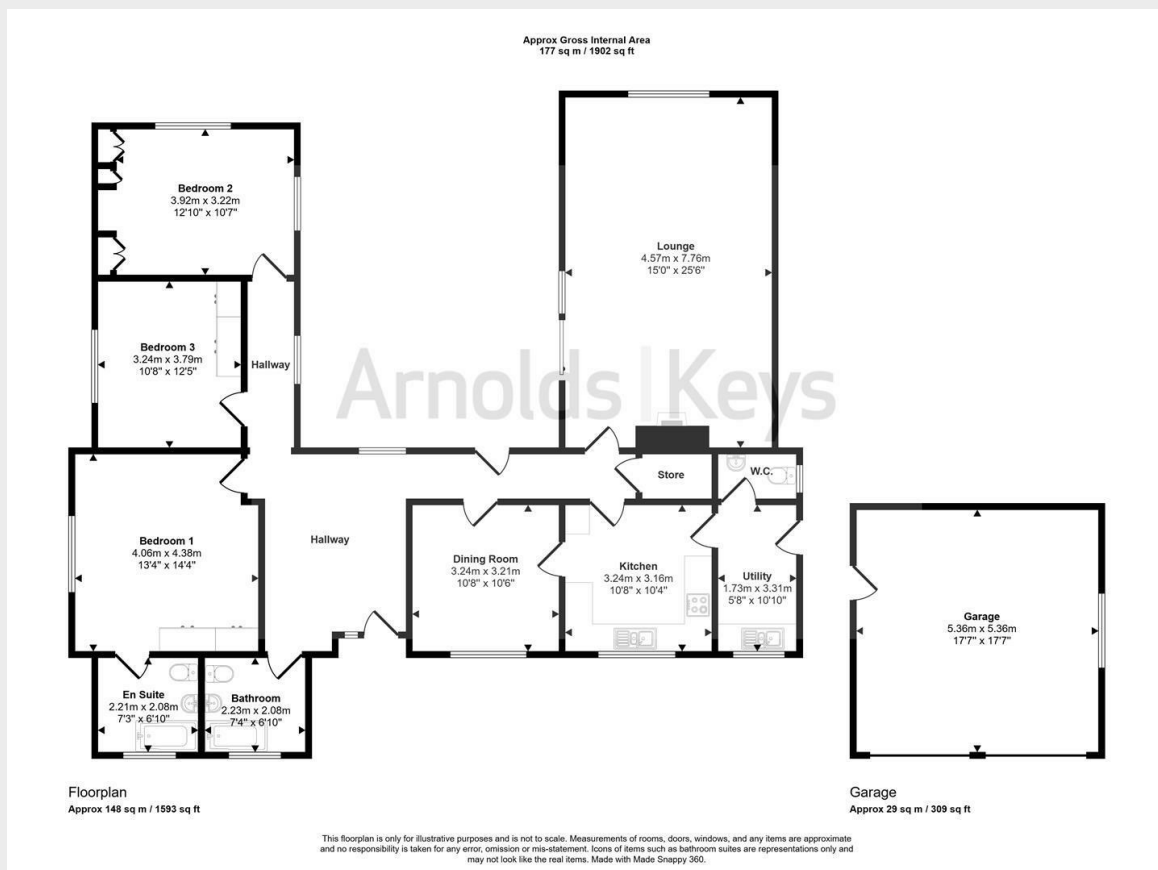


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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 Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

