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Speed The Plough, North Walsham Road, Coltishall, Norfolk, NR12 7HU

A beautifully refurbished detached chalet bungalow, thoughtfully modernised by the current owners to create a stylish and spacious family home. The property also benefits from approved planning permission for single-storey front and rear extensions, offering excellent scope for further enhancement. With flexible accommodation throughout, it is ideally suited to those seeking the ease of predominantly single-storey living while retaining ample space for family and guests. Situated in the picturesque village of Coltishall, affectionately known as the Gateway to the Norfolk Broads, the property enjoys a highly desirable setting that effortlessly combines village charm with everyday convenience. Renowned for its attractive Georgian High Street, Coltishall offers an excellent range of amenities including independent shops, cafés, a highly regarded primary school, medical practice, and a thriving community atmosphere. The village is perhaps best known for its beautiful riverside common along the River Bure, a popular destination for boating, walking, and outdoor recreation, as well as its well-regarded pubs and eateries, including The Recruiting Sergeant, The Rising Sun, and The King's Head.

Occupying a generous plot of approximately one and a quarter acre, the property is set well back from the road and approached via a gravel driveway providing extensive off-road parking. Double timber gates lead to the impressive rear garden, predominantly laid to lawn and offering a wonderful space for families, entertaining, or gardening enthusiasts. A paved terrace provides the perfect setting for alfresco dining, while four substantial outbuildings, three of which benefit from electricity, offer excellent versatility for workshops, hobbies, storage, or home businesses.

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- THREE BEDROOMS
- GARDEN OUTBUILDINGS
- AMPLE OFF-ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- SPACIOUS & VERSATILE PLOT
- DETACHED CHALET BUNGALOW
- WELL-PRESENTED THROUGHOUT
- PLOT OF APPROXIMATELY 1¼ ACRE
- APPROX. 13 MILES TO THE COASTLINE & 8 TO NORWICH

Well-presented throughout, the accommodation is both light and versatile. A welcoming entrance hall provides access to two generous ground-floor bedrooms, a stylish family bathroom with both bath and separate shower, a comfortable sitting room centred around a feature fireplace, a separate dining room, and a well-appointed kitchen with an adjoining porch opening onto the rear garden. The first floor offers a further spacious double bedroom, creating ideal accommodation for guests or growing families.

The location adds even greater appeal, approximately eight miles from the cathedral city of Norwich, with its excellent transport links to London and the North, alongside a wealth of retail, dining, and cultural attractions. For those seeking the coast, the sandy beaches of Sea Palling lie just thirteen miles to the east, with the wider Norfolk coastline and Broads National Park waiting to be explored.

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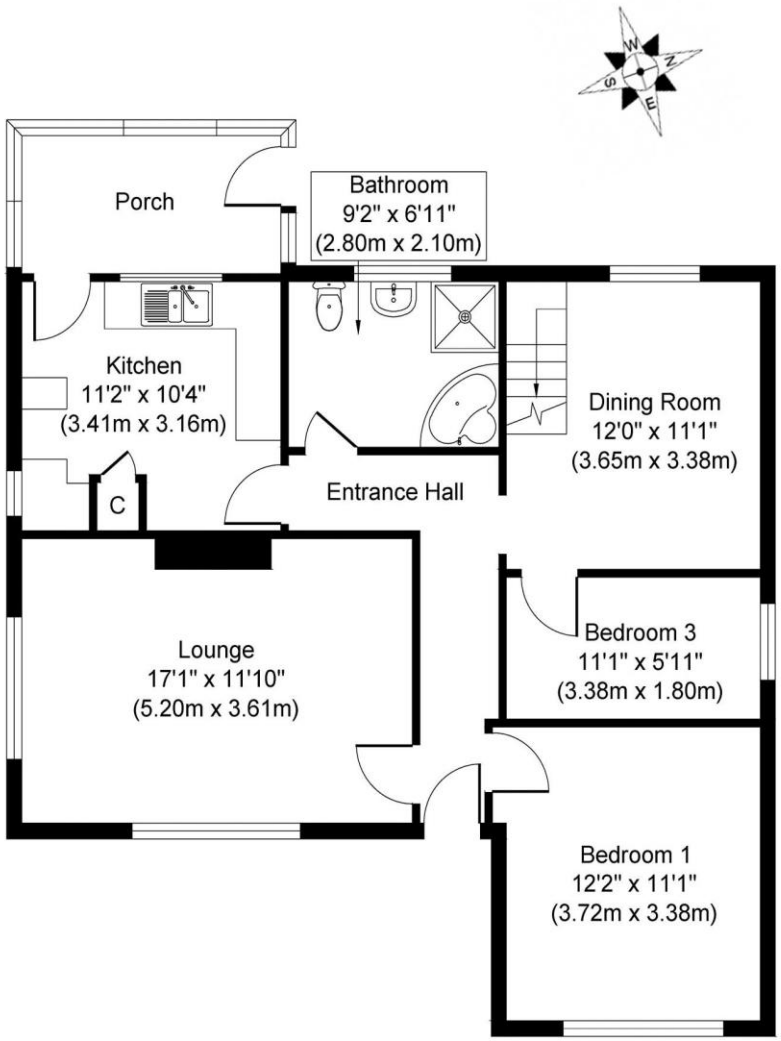
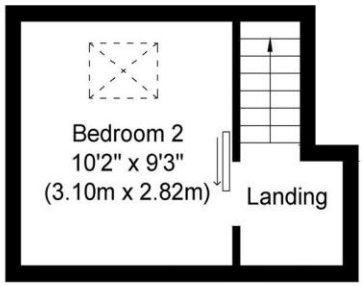
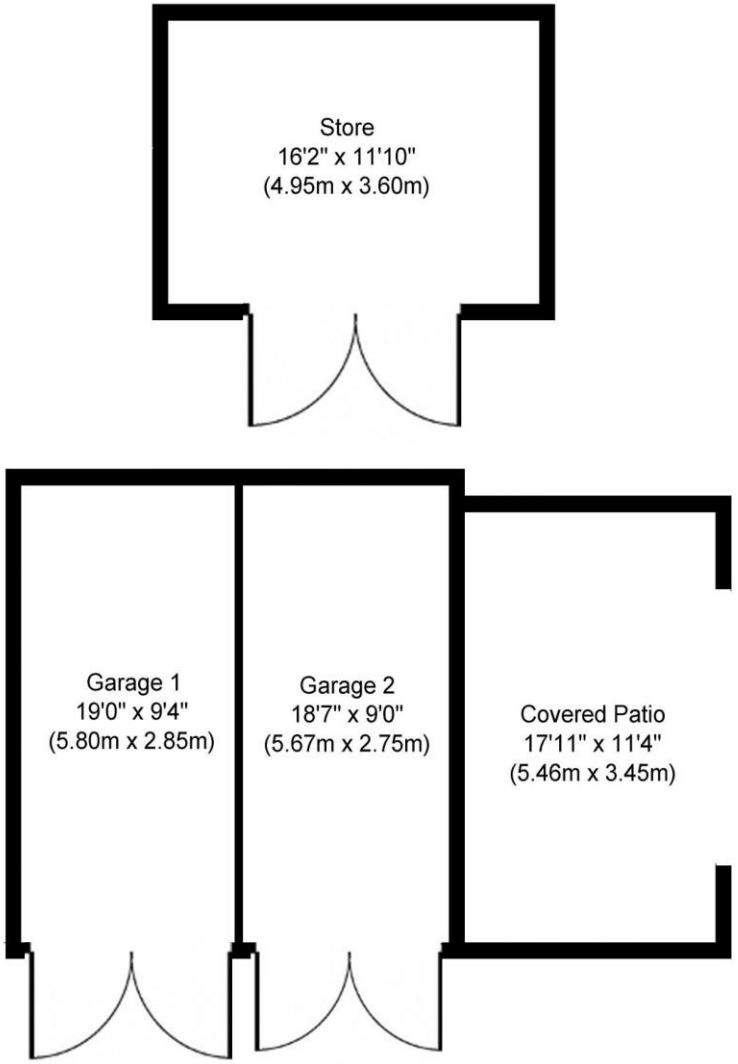


Ground Floor
Approximate Floor Area
887 sq. ft
(82.36 sq. m)



First Floor
Approximate Floor Area
132 sq. ft
(12.29 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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.

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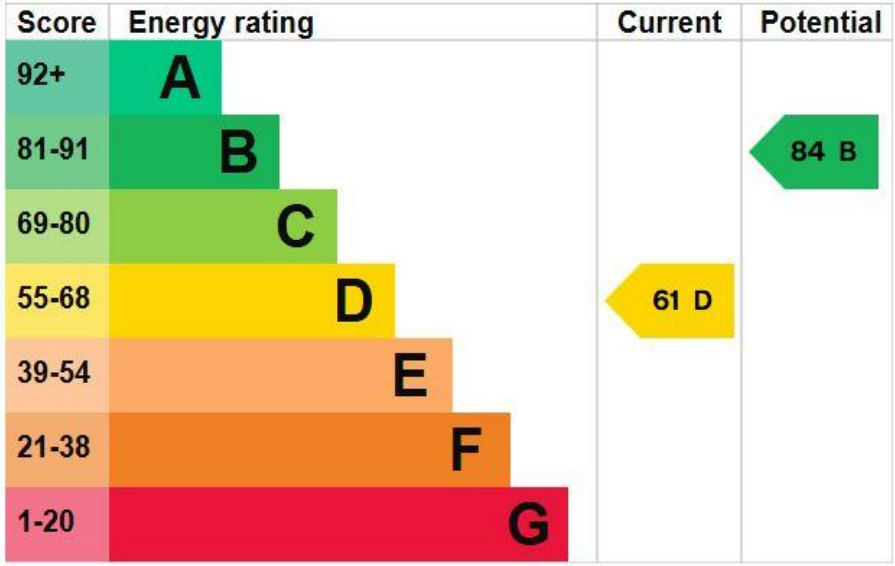
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
61 D
84 B

B1150
Ling Way
Ling Cl
The Hill
Rectory Rd
The Hill
Coltishall
N Walsham Rd
Celia Smith
Rectory Rd

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