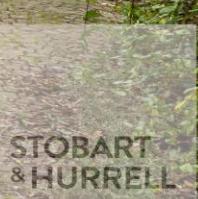




**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





River View is a charming two-bedroom detached cottage that has been cherished by the same family for over 35 years. Benefiting from a recently installed roof, the property now offers an exciting opportunity for refurbishment and enhancement, allowing a new owner to create a bespoke riverside retreat.

Set in a peaceful location at the end of a quiet no-through road in the picturesque riverside village of Coltishall, affectionately known as the Gateway to the Norfolk Broads. Offering riverside views and the rare advantage of its own private mooring, this home provides an idyllic setting for those seeking tranquillity and waterside living.

The village itself boasts a wealth of amenities, including the iconic riverside common, renowned for its popular eateries, such as The Rising Sun, The Red Lion, and The Recruiting Sergeant. There is also a primary school, doctor's surgery, and village hall with recreation ground, all contributing to a strong sense of community.

The property is set back from the road, enclosed by a low metal fence, and features a low-maintenance front garden laid with artificial turf. A brick-weave driveway offers off-road parking, while a gated side pathway leads to the rear garden, where the true beauty of the setting unfolds. Overlooking the river, the garden features a lawned area, mature flower beds, a timber storage shed, and direct access to your own private mooring, perfect for boating enthusiasts or those simply looking to unwind by the water.

Inside, the home opens into a welcoming lounge with a feature fireplace, leading through to a well-equipped kitchen. A vaulted-ceiling dining room connects seamlessly to a conservatory, where double doors open onto the rear garden, drawing in natural light and framing the riverside views. Additional ground floor spaces include a utility room and a family bathroom. Upstairs, a central landing gives access to two well-proportioned bedrooms, completing the accommodation.

Conveniently located, Hoveton lies just under three miles away and offers further amenities including Roys department store, supermarkets, a post office, train station, and schools for all ages. For a wider array of shopping, dining, and cultural attractions, Norwich city centre is approximately ten miles away, offering everything from historic landmarks to boutique retail outlets and cosmopolitan cafés.



Detached



House



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band C

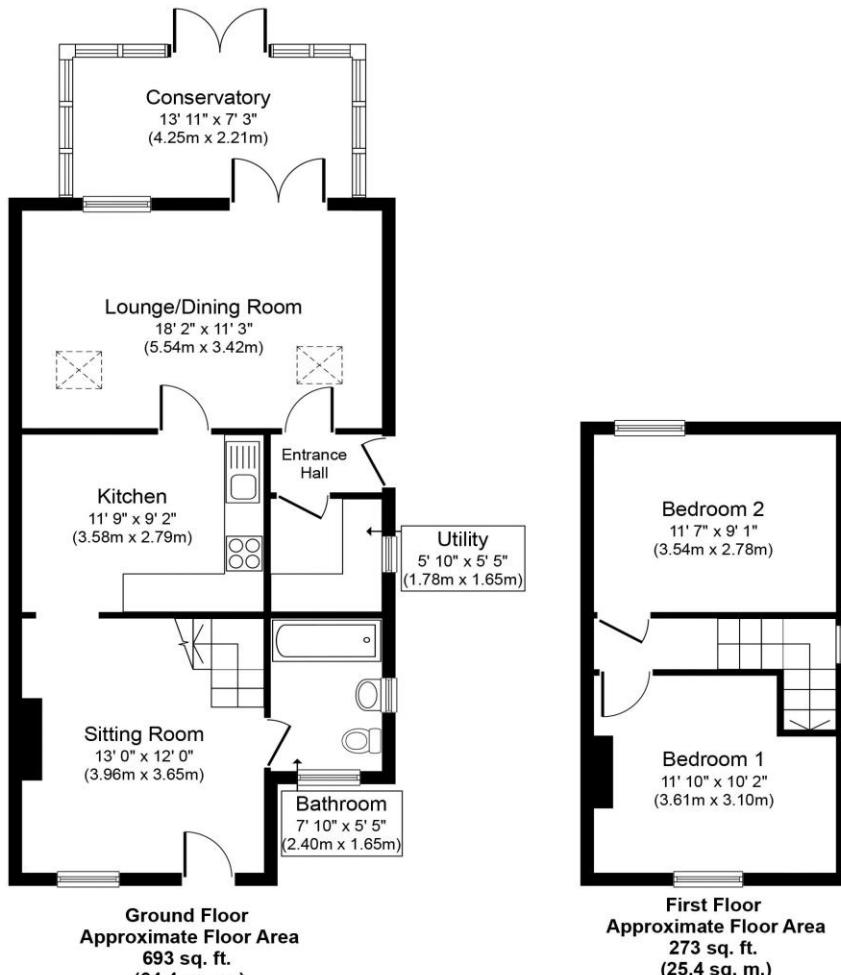


Off-Road
Parking



No
Garage





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	82 B
39-54	E		
21-38	F		
1-20	G		

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