



THE STORY OF

Stable End

Coltishall, Norfolk

SOWERBYS



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Stable End

53 Wroxham Road, Coltishall, Norfolk
NR12 7AH

Quintessential Broadland Setting

Characterful Four/Five Bedroom Family Home

Exceptional Entertaining Spaces

Bespoke Outdoor Bar

Extensive Cart Shed/Outbuilding

Beautifully Established Gardens

Elegant Principal Suite

Versatile Reception Rooms

Moments From The Riverside

Sought-After Village Location

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Set within one of the Broads' most sought-after villages, just a gentle stroll from the riverside, 53 Wroxham Road is a home that perfectly balances character, lifestyle and entertaining. Rich in period charm yet thoughtfully adapted for modern family living, this is a property that feels every bit as welcoming and versatile as it is impressive.

At its heart lies a beautifully sociable kitchen, dining and living space where exposed timbers, bespoke finishes and generous proportions combine to create an atmosphere full of warmth and personality. Designed for gathering family and friends, it's a room that naturally becomes the centre of everyday life, flowing effortlessly into the dining area and beyond. Elsewhere on the ground floor, a wealth of spacious receptions provide invaluable versatility including sitting rooms, studies, snugs and even a current treatment room that would serve perfectly as a ground floor bedroom should the need arise.

Upstairs, the generous proportions continue with the large principal bedroom boasting both an en-suite and dressing area whilst the three further double bedrooms are well served by the family bathroom.



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. 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.



Outside is where this property truly comes into its own. The exceptional plot has been designed with entertaining in mind, offering a wonderful sense of space and privacy. Amongst the most noteworthy of features is the superb outdoor bar and kitchen, creating a memorable setting for summer parties, relaxed evenings and year-round celebrations. Complementing this is an extensive outbuilding and substantial cart shed, a remarkably versatile space that has been used not only for vehicle storage but also as a covered outdoor dining and entertaining area when hosting larger gatherings.

The gardens provide an idyllic backdrop, with mature planting, expansive lawns and plenty of room for the whole family to while away the hours or simply unwind with friends long into the evening.

Coltishall has long been regarded as one of Norfolk's most desirable villages, celebrated for its vibrant community, excellent pubs, cafés and picturesque riverside walks. With the Norfolk Broads on your doorstep and Norwich within easy reach, this is a home that offers an enviable lifestyle as much as it does outstanding accommodation - a rare opportunity to enjoy village living at its very best.

Coltishall

A VIBRANT COMMUNITY
TO CALL HOME

Coltishall, located near Norwich in Norfolk, is a picturesque village that offers a charming rural atmosphere. The nearby River Bure adds to the scenic beauty of the area, providing opportunities for riverside walks and recreation.

In recent years, Coltishall has become a popular destination for those seeking a peaceful retreat while still having access to the amenities of Wroxham and Norwich, which are short distances away. The village retains its historical character, and visitors can explore remnants of its military past, including the old RAF Coltishall site.

Neighbouring towns like Wroxham, divided by the River Bure, offer a range of attractions and amenities. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs.

Norwich, a vibrant city with a rich history and modern amenities, is also close to Coltishall. It offers a diverse range of cultural attractions, shopping opportunities, and dining experiences, making it an ideal place for those looking for a mix of city and countryside living. With its close proximity to both Coltishall and Wroxham, Norwich provides residents with access to a wide array of services and activities while still retaining its own unique character.



Note from Sowerbys



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SERVICES CONNECTED

Mains electricity and water. Drainage to septic tank. Gas fired central heating and wood-burner.

COUNCIL TAX

Band F.

ENERGY EFFICIENCY RATING

C. Ref:- 2497-3064-2203-6706-7200

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: /// beans.certainly.forgets

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SOWERBYS

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