

WE BRING PEOPLE AND PROPERTY TOGETHER

South View, 71 Church Street, Coltishall, Norfolk, NR12 7DW

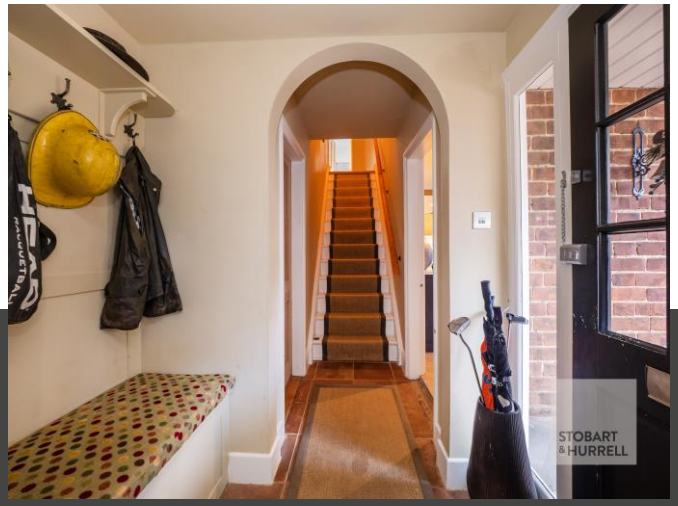
South View is an impressive period detached family home which lies adjacent to the village church in the riverside and Broadland village of Coltishall, with local amenities that include the iconic riverside common with its fashionable eateries, the popular Red Lion, Kings Head and The Rising Sun public houses, primary school, doctor's surgery and village hall with recreation ground. The current owners have lovingly transformed the property through a programme of renovation and modernisation, further enhancing this family home character and features and now benefits from a garden room, separate utility room and workshop.

South View is set back from the road. The front garden comprises of a lawn area with established flower beds which can be admired from a meandering pathway which leads around the side of the property. To the rear, a further lawn garden extends away to a part-walled garden and timber storage shed. An extensive paved seating area creates a private space for alfresco dining and entertaining friends and family.














STOBART
& HURRELL

- FOUR BEDROOMS
- OFF-ROAD PARKING
- INTEGRAL WORKSHOP
- THREE RECEPTION ROOMS
- CHARACTERFUL PERIOD HOME
- ADJACENT TO THE VILLAGE CHURCH
- NORFOLK BROADS VILLAGE LOCATION
- MODERNISED BY THE CURRENT OWNERS
- ENCLOSED REAR GARDEN & SEATING AREA

Boasting tasteful accommodation throughout, the entrance hall with an adjoining cloakroom, provides access to a characterful lounge with feature fireplace including woodburner, with double doors which opens into the bright garden room. An open plan kitchen dining room provides for the family and boasts spacious accommodation, which leads to the separate utility room with adjoining shower room. The ground floor further benefits from an integral workshop. To the first floor, a landing opens out to four bedrooms and the family bathroom which completes the accommodation.

The property is further complimented in its proximity, of less than three miles to Hoveton and Wroxham where there is access to Roys supermarket and department store, post office, a train station and schooling for all ages. Slightly further afield, of approximately ten miles, is Norwich city centre with its excellent retail outlets, restaurants and cafes and extensive historical interest.





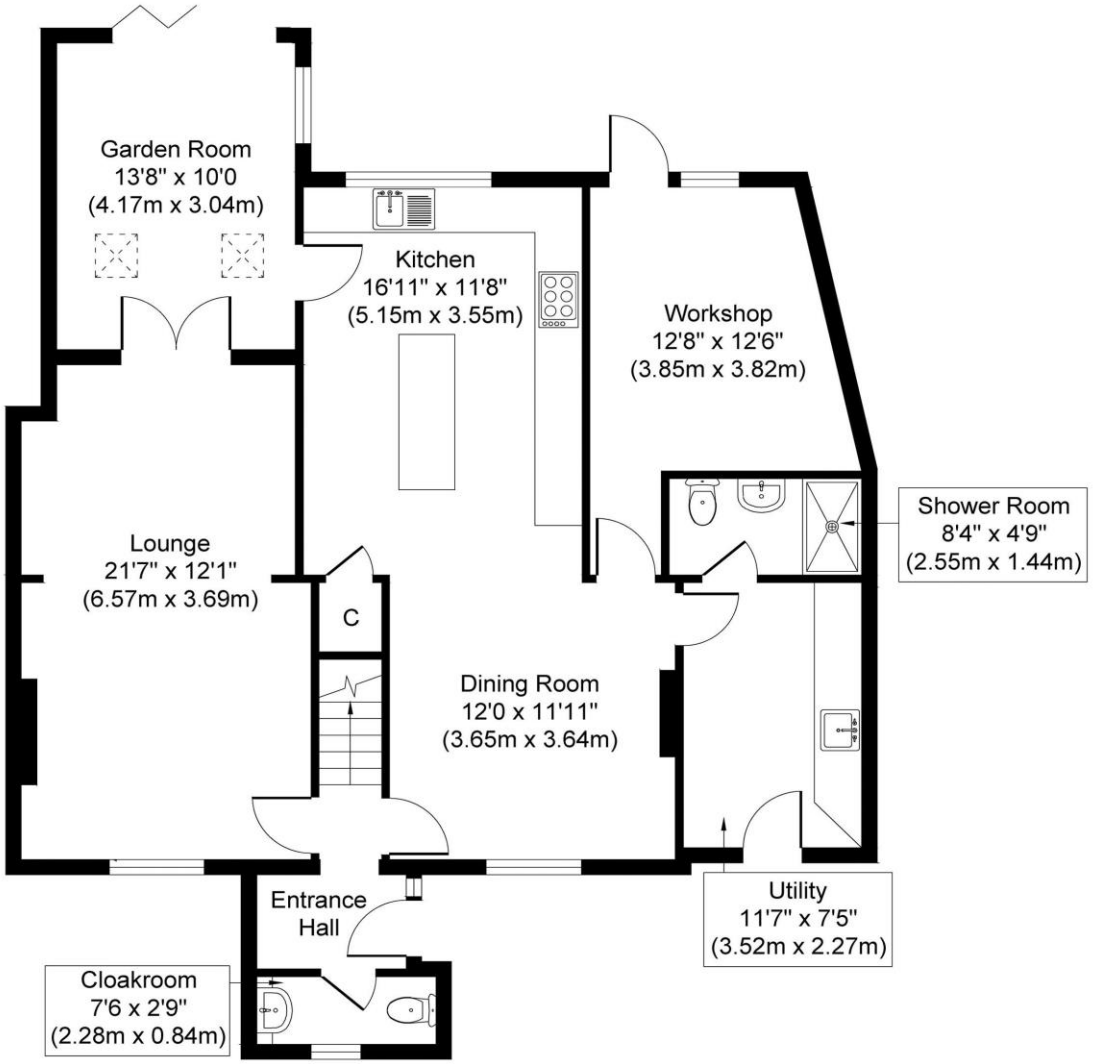




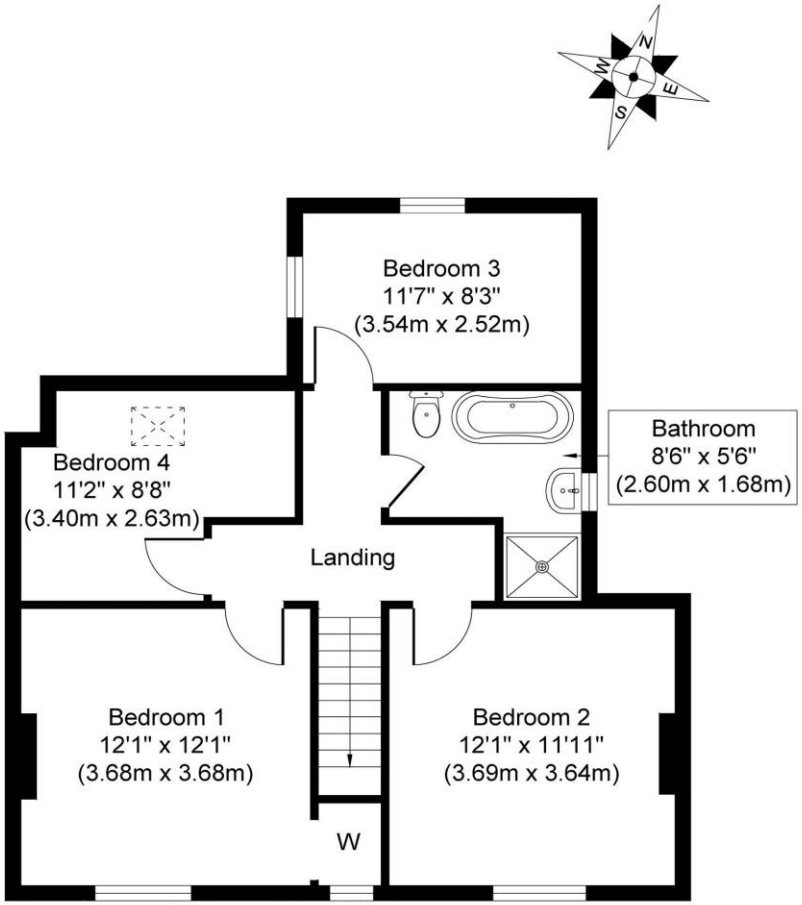





STOBART
& HURRELL



Ground Floor
Approximate Floor Area
907 sq. ft
(84.27 sq. m)

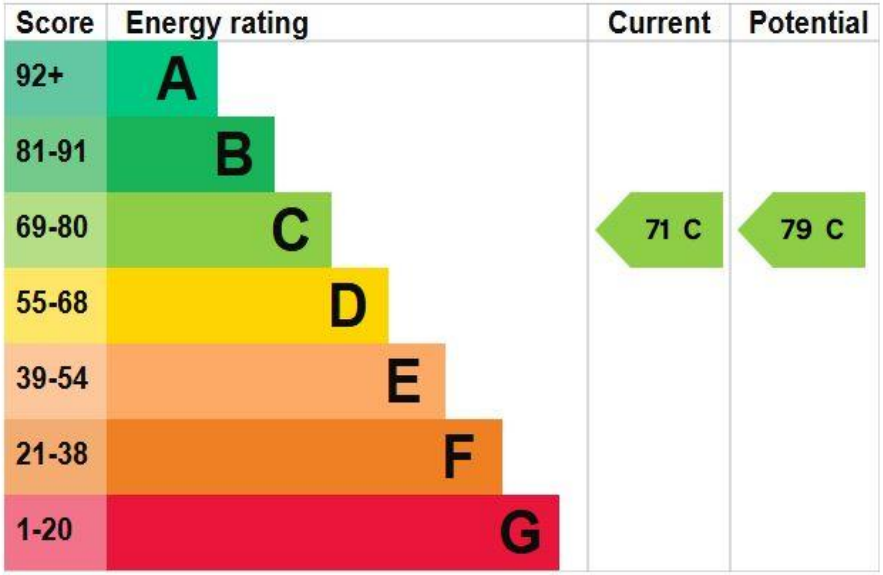


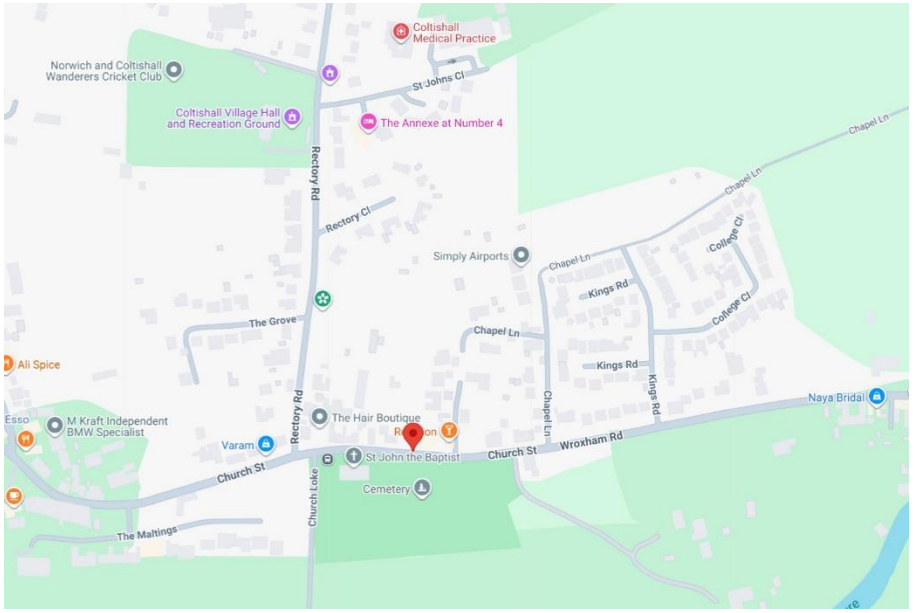
First Floor
Approximate Floor Area
639 sq. ft
(59.33 sq. m)

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.


STOBART
& HURRELL


RIOT
HERE RIOT NOW
STOBART
& HURRELL


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
71 C
79 C


Coltishall Medical Practice
Norwich and Coltishall Wanderers Cricket Club
St Johns Cl
Coltishall Village Hall and Recreation Ground
The Annexe at Number 4
Rectory Rd
Rectory Cl
Chapel Ln
College Cl
Simply Airports
Kings Rd
The Grove
Ali Spice
Esso
M Kraft Independent BMW Specialist
The Hair Boutique
Varam
St John the Baptist
Church St
Wroxham Rd
Naya Bridal
Cemetery
Church Loke
The Maltings



Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

- Sales
- Property Auctions
- Lettings
- Property Management
- Sale/ Rental Valuation
- Estate Administration (Probate)
- Land & New Homes
- Second Home Service
- Property Cleaning Service
- Mortgages
- Solicitors
- Surveyors
- Service Providers

BEST ESTATE AGENT GUIDE AWARDS 2024
EXCELLENT SALES
PRINCIPAL PARTNER OnTheMarket

Come in and meet us, visit us on line or call and speak to one of the team to learn more.

Stobart & Hurrell
Unit 3A, Station Business Park, Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk
enquiries@stobarthurrell.co.uk
01603 782 782

