

FREEHOLD



Bungalow - Detached

COLTISHALL LANE HORSHAM ST FAITH NORWICH NR10 3HU

Offers In Excess Of

£350,000

FEATURES

- Generous Corner Plot
- Beautifully Presented
- Gorgeous Kitchen
- Spacious Open Plan
- Three Bedrooms
- Luxury Bathroom
- Ample Storage
- Unoverlooked
- Garage
- No Chain



3 Bedroom Bungalow - Detached located in Norwich

Welcome to Coltishall Lane in the charming village of Horsham St. Faith, this stunning detached bungalow is a true hidden gem. Spanning an impressive 1,141 square feet, the property boasts a delightful open-plan layout that is both inviting and functional. The heart of the home is undoubtedly the exquisite kitchen, which seamlessly flows into the double-aspect sitting and dining room, complete with a cosy wood burner, perfect for those chilly evenings.

This bungalow features three generously sized double bedrooms, providing ample space for family or guests. The luxurious 11ft bathroom exudes a designer feel, making it a perfect retreat for relaxation. The large inner hall offers convenient storage, enhancing the practicality of the home.

Set on a corner plot, the property enjoys a sense of seclusion from the lane, allowing for a peaceful living environment. The garden is easy to maintain yet spacious enough for entertaining or for children to play, making it an ideal outdoor space for all occasions.

With excellent access to Norwich, the airport, and the NDR, this location is perfect for those who need to travel around the county. The interior of the bungalow is beautifully presented, and with no chain attached, the purchase process is straightforward and hassle-free.

Additionally, the property includes a garage and ample parking, ensuring convenience for you and your guests. This exceptional bungalow is a must-see, so do not hesitate to arrange a viewing and discover your new home today.

Entrance Porch

Sealed unit double glazed entrance door to porch. Velux style rooflight, sealed unit double glazed panel door to the open plan entrance.

Open Plan Kitchen

13'0 x 11'0

Sealed unit double glazed window to the side, range of base and wall mounted units, with breakfast bar. Tiled splash backs. Integrated appliances to include hob, oven, extractor fan over, fridge/freezer, dishwasher and washing machine. Ltv flooring which continues through the building. Opening through to the sitting/dining room and oak glazed door through to the hallway. This room is perfect for gatherings and the kitchen is simply stunning.

Sitting/Dining Room

15'0 x 12'0

Stunning room with sealed unit double glazed bay window to the side and sealed unit double glazed doors out to the rear garden. Cosy private feel with a central focal point of the wood burner which is perfect for the weather ahead.

Hallway

A great addition to this home is the amount of storage available in various large cupboards, oak doors to all rooms.

Principal Bedroom

9'0 x 11'0

Sealed unit double glazed window to the side, built in cupboards either side of bed space and a double built in wardrobe. Radiator.

Bedroom Two

9'0 x 10'0

Sealed unit double glazed window to the side, built in double wardrobe and radiator.

Bedroom Three

12'0 x 10'0

Sealed unit double glazed window to the side and door to the courtyard. L shaped with built in wardrobe and radiator.

Bathroom

11'0 x 7'0

A beautifully designed bespoke bathroom which has a real feel of luxury. Panel bath, vanity wash hand basin with concealed cistern wc. Oversized shower cubicle with rain shower. Contemporary glass vertical tiling making this really stand out against the black industrial fittings. Tall towel rail. Herringbone driftwood style flooring complements this whole design.

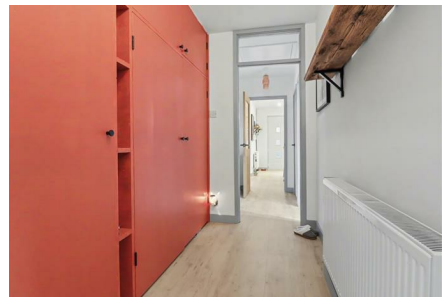
Outside

Situated on a generous corner plot completely screened from the lane. Driveway to the front giving off road parking for several vehicles leading to the garage. The rear garden is accessed via the gate and opens up to a very usable space. Being on a corner certainly has its benefits as the garden has been designed into areas, mainly laid to lawn with a decking area, Mature borders. In summery perfect for families, entertaining or relaxing the choice is yours.



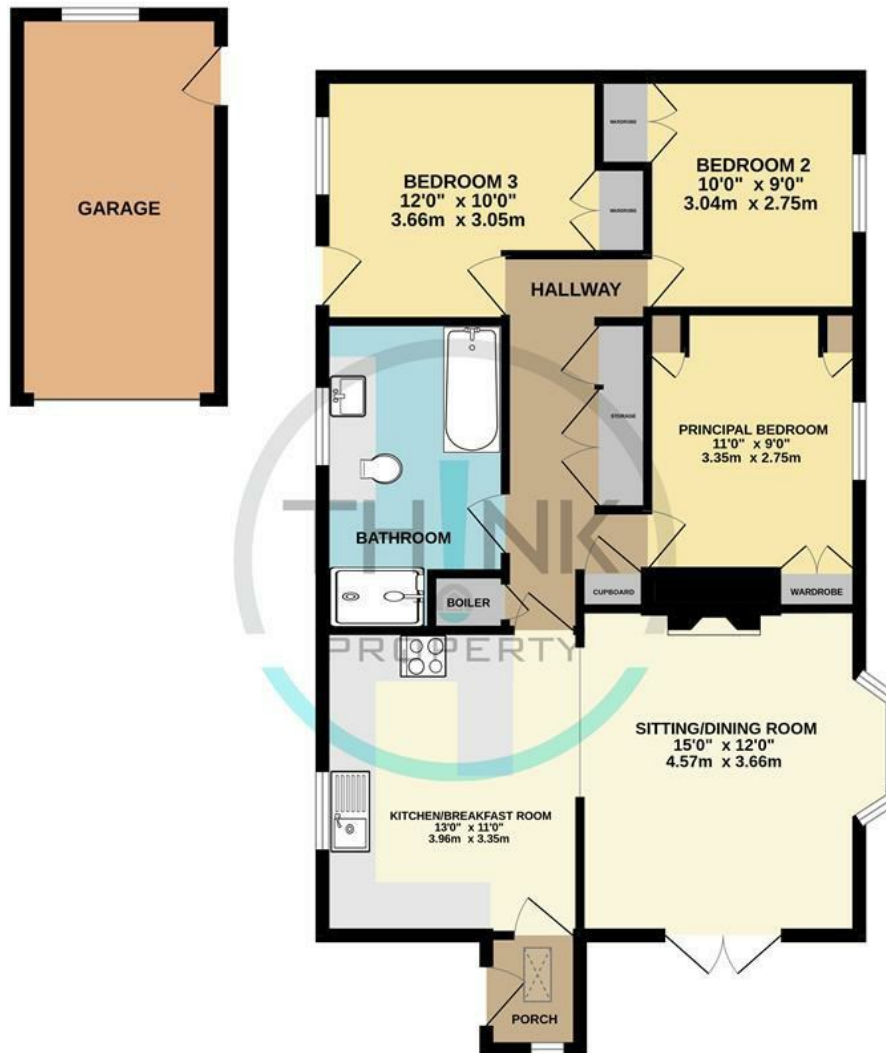


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Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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