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North Walsham Road, Coltishall, NR12
A Spacious Three-Bedroom Home Enjoying A Generous Plot

OVERS OVER £300,000 FREEHOLD



Countryside Views Coltishall Living.

Enjoying a generous plot in the sought-after village of Coltishall, this spacious three-bedroom home combines well-proportioned accommodation with an enviable setting overlooking open countryside and a horse paddock to the front.

Offered with vacant possession and no onward chain, the property represents an excellent opportunity for buyers looking for a home they can make their own, with the added attraction of a substantial plot, excellent parking and a large rear garden.

The property opens into a welcoming entrance hall, leading through to the generously proportioned ground-floor accommodation.

The extended living room provides a comfortable principal reception space, while the extended kitchen/dining room offers plenty of room for both everyday family life and entertaining. A conservatory extends the living space further and provides an enjoyable connection with the rear garden. A useful ground-floor shower room adds further practicality.

Upstairs, there are three bedrooms, including a generous main bedroom benefiting from its own ensuite WC, together with two further bedrooms and the potential to use the accommodation flexibly depending on individual requirements.



“A conservatory extends the living space further and provides an enjoyable connection with the rear garden”



- No Onward Chain & Vacant Possession
- Beautiful Countryside & Horse Paddock Views
- Spacious Three-Bedroom Accommodation
- Extended Living Room & Kitchen/Dining Room
- Ground-Floor Shower Room & Conservatory
- Main Bedroom With Ensuite WC
- Garage With Inspection Pit & Adjoining Sun Room



Location

Coltishall is one of the area's most desirable Broadland villages, famed for its picturesque setting on the River Bure and its relaxed village lifestyle. The village offers an excellent choice of pubs, restaurants and local amenities, together with schooling and a wonderful selection of countryside and riverside walks. The river provides a particularly special backdrop to village life, with opportunities to enjoy the water and surrounding countryside throughout the year.

For those who enjoy the outdoors, there are numerous walking routes and bridleways in the surrounding countryside, while the village's attractive streets, historic buildings and riverside setting give Coltishall a character that is difficult to replicate.



Outside

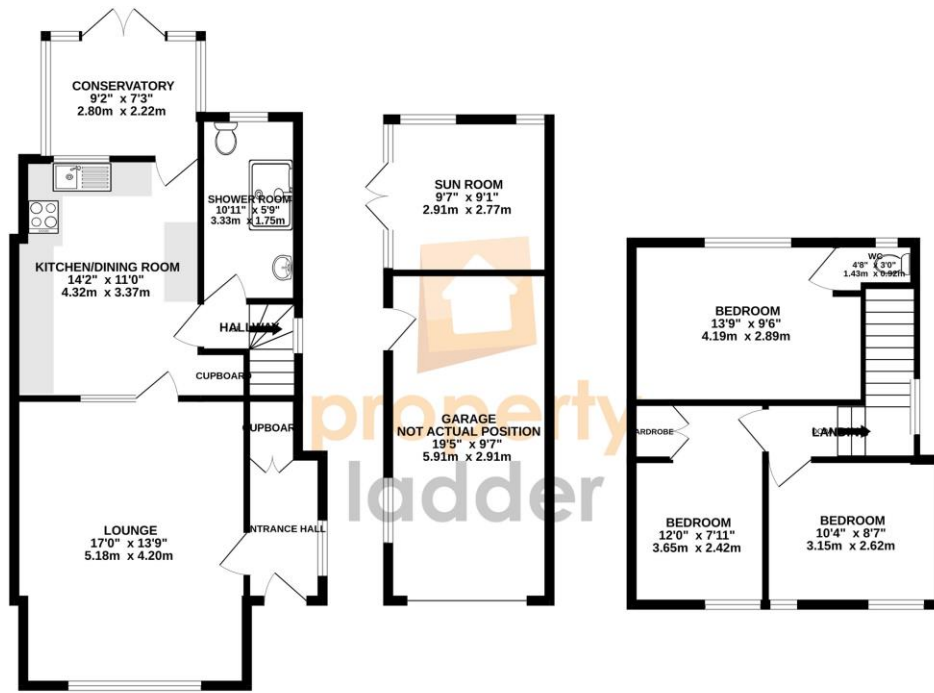
Set within a large plot, there is ample off-street parking to the front, providing space for several vehicles. There is also a garage with an inspection pit, ideal for those requiring additional storage, workshop space or somewhere to indulge a little automotive enthusiasm.

Attached to the garage is a useful sun room, offering further versatility and potential for hobbies, storage or additional ancillary space.

The rear garden is a particularly good feature, being predominantly laid to lawn and complemented by a selection of mature trees and established shrubs. There is plenty of space here for children, pets, gardening or simply enjoying the outdoors.

GROUND FLOOR
868 sq.ft. (80.7 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.

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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Full EPC available upon request

EPC TBC

Council Tax Band: B

Local Authority: Broadland District Council

Services Connected: Mains Water, Mains Drainage, Mains Gas, Electricity



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