

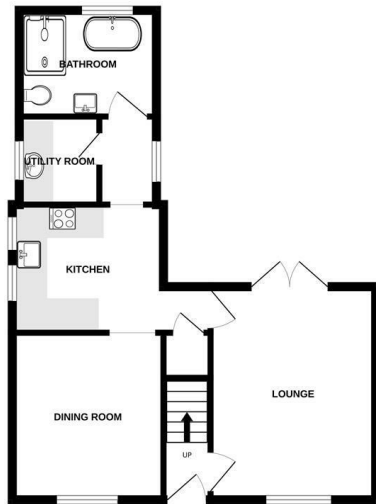
## 11 Coltishall Road | Buxton | Norwich | NR10 5JD

**£375,000**

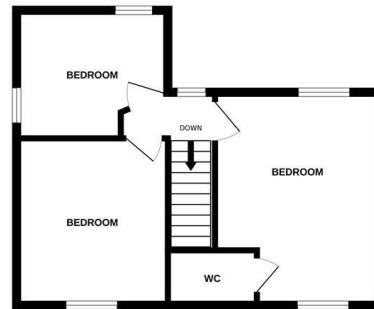
**\*\*A MUST SEE RENOVATED AND EXTENDED HOUSE BACKING ONTO FIELDS\*\*** Gilson Bailey are delighted to present this simply stunning, recently renovated and extended three-bedroom semi-detached home, beautifully positioned within the peaceful and highly desirable village of Buxton. Finished to an exceptional standard throughout, the property offers generous and stylish accommodation comprising an entrance hall, lounge, separate dining room, modern fitted kitchen, useful utility room and a beautifully appointed ground floor bathroom. To the first floor are three well-proportioned bedrooms accessed from the landing, with the principal bedroom further benefiting from an en-suite WC. Externally, the home continues to impress with a lawned front garden, a large driveway providing ample off-road parking and an expansive rear garden backing directly onto open fields, offering a wonderful sense of space and countryside views. Further benefits include double glazing, gas central heating, no onward chain and a high-quality renovation throughout, making this an ideal family home in a truly lovely village setting. Early viewing is strongly recommended to fully appreciate all that this exceptional property has to offer.



GROUND FLOOR



1ST FLOOR



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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## Location

Buxton is a charming and well served village in Norfolk, offering a peaceful rural setting while remaining conveniently connected to nearby towns and cities. The village benefits from a range of local amenities including a village shop, public house, primary school, and a parish church, fostering a strong sense of community. Surrounded by attractive countryside, Buxton is ideal for walking and outdoor pursuits, with easy access to open green spaces and scenic routes. The village is well placed for commuters, with good road links and a nearby train station providing regular services to Norwich and beyond, making it an appealing location for those seeking village life without sacrificing convenience.

## Accommodation Comprises

Front door to:

### Entrance Hall

Doors to lounge and stairs to first floor.

### Lounge 13'9" x 10'8"

Double glazed window, patio doors, radiator.

### Dining Room 10'9" x 9'9"

Double glazed window, radiator.

### Kitchen 14'3" x 8'3"

Fitted wall and base units with worktops over, butler sink with tap over, fitted hob and oven, integrated fridge/freezer and dishwasher, double glazed window.

### Utility Room 5'8" x 5'4"

Fitted base units with worktops over, sink and drainer, space for washing machine, frosted double glazed window.

### Bathroom 9'10" x 6'10"

Free standing roll top bath, large walk-in shower cubicle with rainfall shower, low level WC, hand wash basin, heated towel rail, mirror with sensor light, double glazed window.

## First Floor Landing

Doors to three bedrooms.

### Bedroom One 13'8" x 10'9"

Two double glazed windows, radiator.

## WC

Low level WC, hand wash basin.

### Bedroom Two 10'9" x 9'10"

Two double glazed windows, radiator.

### Bedroom Three 10'9" x 8'6"

Double glazed window, radiator.

## Outside Front

Lawned garden and large driveway providing ample off road parking.

## Outside Rear

Patio area leading to a large garden backing onto fields.

## Local Authority

Broadland District Council, Tax Band B.

## Tenure

Freehold

## Utilities

Full fibre broadband available.


Mains gas, water and electric.

## Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees.

This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Local Authority**

Broadland District Council, Tax Band B

**Tenure**

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.