



**STOBART
& HURRELL**

WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



Greenbanks, 23 Wroxham Road, Coltishall, Norfolk, NR12 7DU

Situated in the picturesque riverside and Broadland village of Coltishall, this generous family home has been thoughtfully extended to provide a sociable and contemporary approach to family living. The village offers an excellent range of amenities, including the iconic riverside Common with its popular eateries, the Red Lion, King’s Head and Rising Sun public houses, together with a primary school, doctor’s surgery and village hall with recreation ground.

Positioned towards the heart of the village and set back from the road in an elevated position, the property is approached via a hardstanding driveway providing ample off-road parking, a covered carport and garage. Side access leads through to the enclosed rear garden, where a broad paved sun terrace provides an ideal setting for alfresco dining and entertaining. The garden is further complemented by a versatile garden studio, offering an excellent space for a home office, hobby room or additional storage.

Well-presented throughout, the property offers spacious and flexible accommodation. The main entrance is situated to the side and opens into a welcoming hallway, with doors leading to a cloakroom and generous family lounge, which features a fireplace and double doors opening into the conservatory. The heart of the home is a sociable open-plan kitchen, living and dining space, with bi-folding doors overlooking and opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. To the first floor are four double bedrooms, three benefiting from built-in storage, while the principal bedroom enjoys the added benefit of an en-suite shower room. A family bathroom completes the first-floor accommodation.

The property is ideally placed for enjoying the wider area, with Hoveton and Wroxham less than three miles away, providing an excellent range of everyday amenities including Roys supermarket and department store, post office, railway station and schooling for all ages. Norwich city centre is approximately ten miles away and offers an extensive selection of shops, restaurants and cafés, together with a wealth of cultural and historical attractions.



Detached



House



Older



2 Bathrooms
1 Cloakroom



3 Receptions



4 Bedrooms



Tax Band D

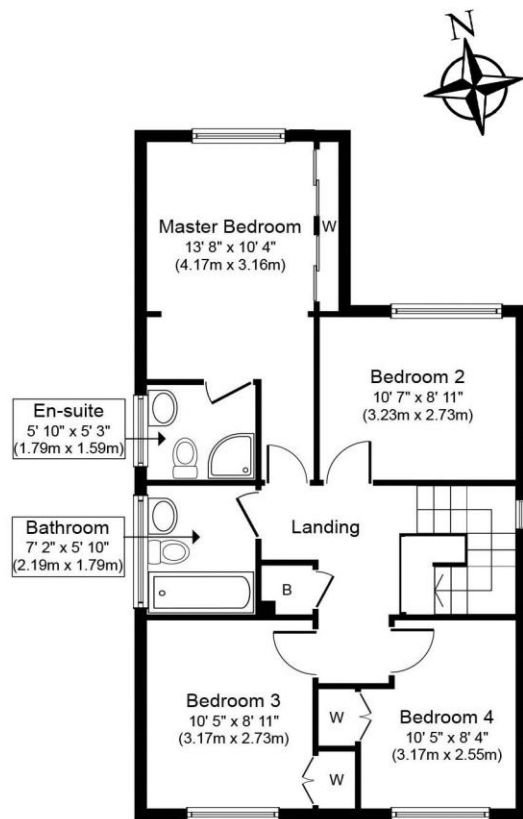
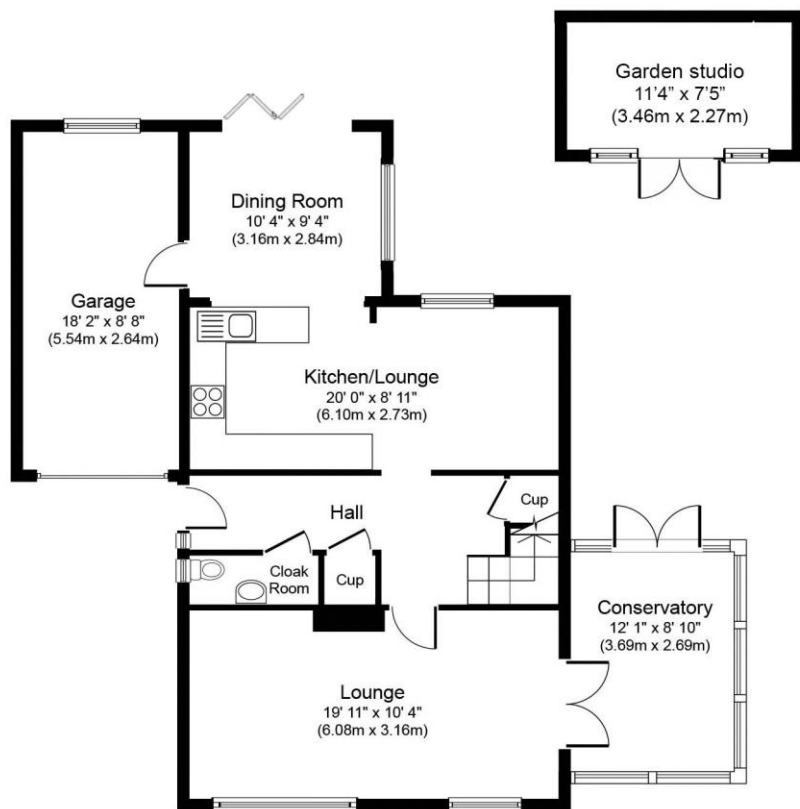


Off-Road
Parking



Garage





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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