GUIDE PRICE

£480,000

Church Street, Coltishall, NR12 7DW

Arnolds | Keys

THE PROPERTY

79 Church Street, Coltishall, NR12 7DW

NO ONWARDS CHAIN Situated within the desirable village of Coltishall, this attractive detached bungalow is approached via a private loke and offers spacious, flexible accommodation. The well proportioned interior includes a welcoming entrance hall, family bathroom, three double bedrooms, including a principal room with en suite bathroom, a spacious living room, separate dining room, well appointed kitchen with utility room and a cloakroom. Outside, the property is complemented by a delightful, generously sized rear garden with off road parking to the front and a double garage.

Tucked away within the popular village of Coltishall, the property is ideally situated a short walk from the high street with plenty of scenic local walks along the river.

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THE DETAILS

Property Details

ENTRANCE HALL
uPVC door to front entrance, double glazed window to rear aspect, laminate flooring, radiator, large built in cupboard with shelving units.

DINING ROOM
Double glazed window to front aspect, carpet, radiator.

KITCHEN
Double glazed window to front aspect, fitted with a range of wall and base units with inset one and a half stainless steel sink and drainer, fitted electric oven with four ring gas hob and cooker hood over, space for under counter fridge, radiator, vinyl flooring, door to:-

UTILITY ROOM
Double glazed window to front entrance, timber door to side entrance, vinyl flooring, fitted with base units with stainless steel sink and drainer, wall mounted boiler. Door to:-

CLOAKROOM
Double glazed window with obscured glass to rear aspect WC, vinyl flooring, wash hand basin, extractor fan.

LIVING ROOM
A dual aspect room with double glazed window to rear aspect and sliding patio doors leading to the garden, carpet, radiator, gas fireplace with brick surround.

BATHROOM
Double glazed window with obscured glass to front aspect, fitted with three piece suite comprising bath with shower over, WC, pedestal wash hand basin, radiator, tiled flooring, extractor fan.

BEDROOM ONE
Double glazed window to side aspect, carpet, built in wardrobes, radiator, door to :-

ENSUITE
Double glazed window with obscured glass to side aspect, bath with mains connected shower head over, pedestal wash hand basin, WC, radiator, tiled flooring.

BEDROOM TWO
A dual aspect room with double glazed window to front and side aspect, build in wardobes, carpet, radiator.

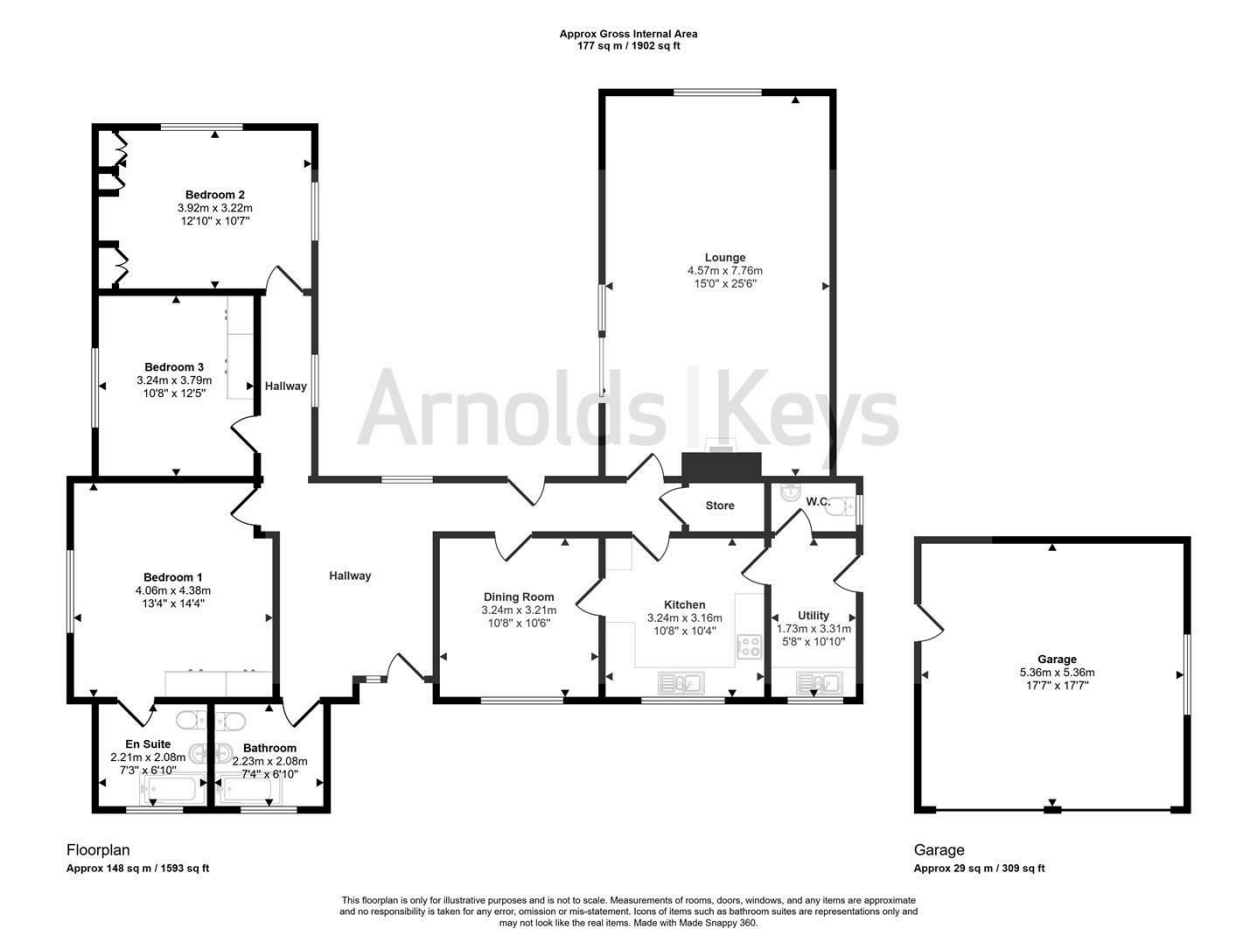
BEDROOM THREE
Double glazed window to side aspect, carpet, radiator, built in wardrobes.

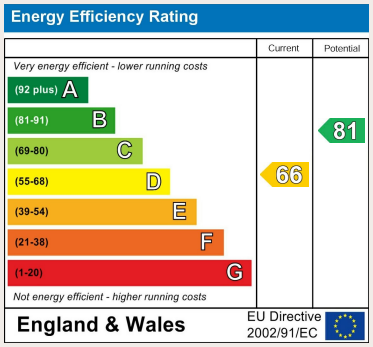
EXTERNAL
To the front the property features a shingle driveway with space for multiple vehicles and access to the double garage which has two up and over doors, power and lighting. There is side access to the rear of the property. The mature rear garden is of a generous size and is mainly laid to lawn with a variety of established shrubs.

AGENTS NOTES
This property is Freehold.
Mains drainage, electricity, water and gas connected.
Council tax band: E (Broadland)

Location

The picturesque riverside village of Coltishall lies within the heart of the beautiful Norfolk Broads, an area renowned for its waterways, countryside and outdoor lifestyle. Situated on the banks of the River Bure, the village is widely regarded as one of Broadland's most attractive locations, centred around a charming village green with riverside walks, moorings and traditional pubs. Coltishall is conveniently 8 miles north of the Cathedral City of Norwich with the Norfolk Coastline approximately 15 miles away. The village itself provides a range of amenities including local shops, convenience store, pharmacy,





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