



INTRODUCING

# Southern Comfort

*Colton, Norfolk*

# SOWERBYS



THE STORY OF

# Southern Comfort

Colton, Norfolk  
NR9 5BY

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Four Double Bedrooms

Three Reception Rooms

Double Garage and Off-Road  
Parking, with In and Out Drive

Wealth of Potential to Modernise

Easy Access to A47 and A11

Spacious Utility/Boot Room

Privately Enclosed Rear Garden

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Southern Comfort is a substantial four-bedroom detached bungalow set within the village of Colton, offering generous internal space, a flexible layout and clear scope for modernisation to suit individual taste and requirements.

Extending to approximately 1,500 sq. ft. the property is arranged to support a variety of lifestyles, with four double bedrooms and three separate reception areas. This configuration lends itself equally well to family occupation, multi-generational living or those requiring dedicated work-from-home space.

The accommodation includes a spacious sitting room and additional reception rooms that can be adapted for formal dining, study use or hobby space. A conservatory provides further versatility and garden connection. The kitchen is supported by a notably generous utility/boot room, practical for rural living, pets, outdoor pursuits or busy family routines.

Southern Comfort presents a clear opportunity for improvement and updating. For buyers looking to modernise and add value, the existing footprint and layout provide a strong foundation to create a contemporary home tailored to their own specification.

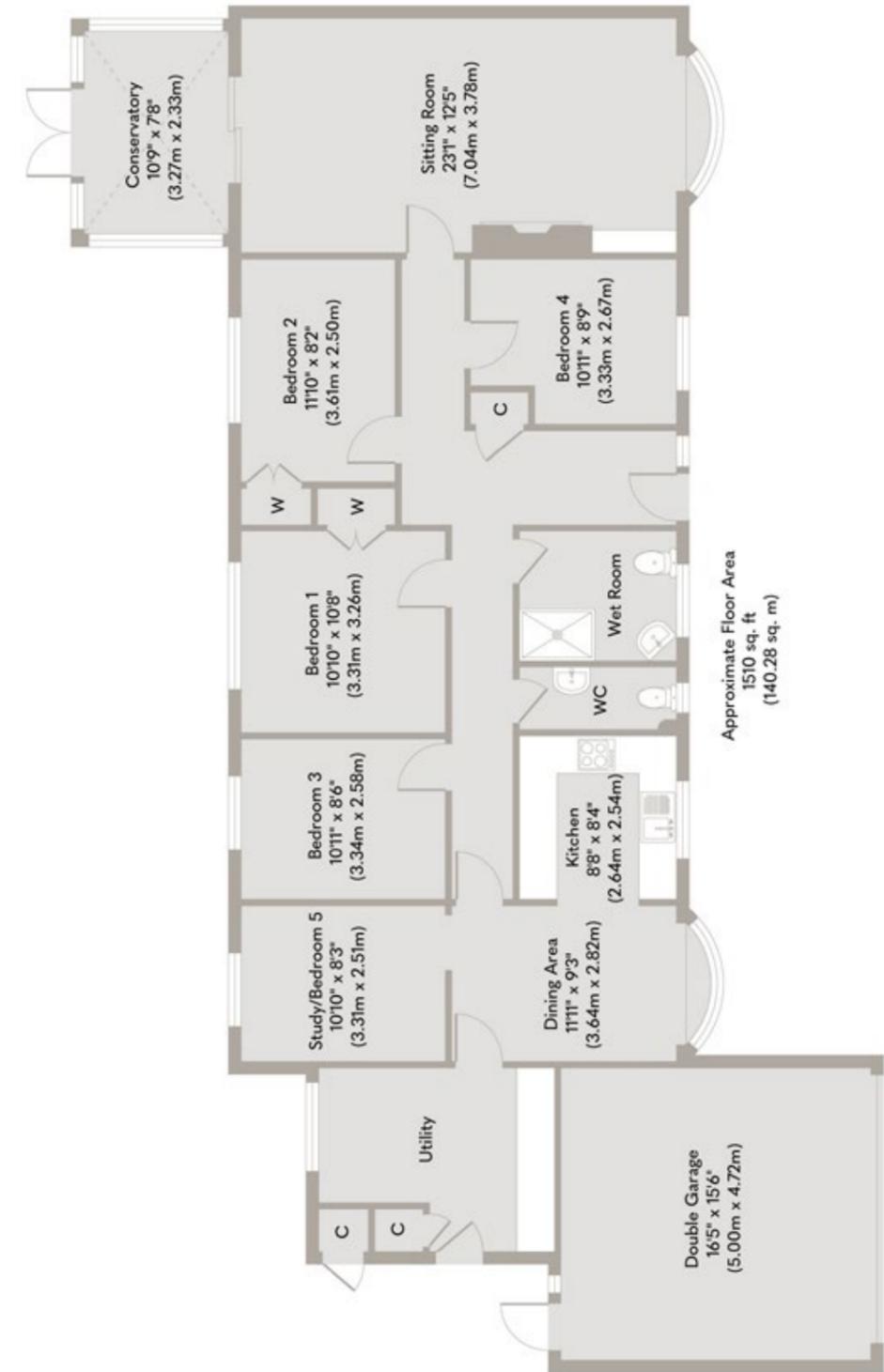
Externally, the property benefits from a double garage and ample off-road parking via an in-and-out driveway, ensuring ease of access and convenience for multiple vehicles. The rear garden is privately enclosed, offering a secure and sheltered outdoor environment with space for entertaining, gardening or recreation.

Colton remains well positioned for commuting and connectivity, with straightforward access to both the A47 and A11, linking to Norwich, Dereham and wider Norfolk destinations.



Generous space and flexible layout to suit every lifestyle.





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.

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# Colton

A QUIET VILLAGE JUST OUTSIDE  
BUSTLING NORFOLK TOWNS

Tucked away in the heart of Norfolk, Colton is a charming village that offers a peaceful rural lifestyle while remaining well connected to nearby towns. Steeped in local history, the village sits amidst gently rolling countryside and open farmland, giving a true sense of classic Norfolk village life.

Colton's surroundings are ideal for countryside walks, cycling, and outdoor pursuits, with scenic routes linking to the nearby River Yare and expansive Breckland landscapes. The village is also well positioned for commuting, with easy access to the A11 and A47, connecting to Norwich, Dereham, and beyond.

For everyday amenities, residents can reach the market town of Norwich for shopping, dining, and entertainment, while local pubs and eateries offer a warm, community-centred atmosphere. Nearby attractions include the historic market towns of Wymondham and Dereham, alongside heritage landmarks such as Oxburgh Hall and Gressenhall Farm and Workhouse, all within a short drive.

Colton combines the tranquillity of village life with practicality and accessibility, making it a sought-after location for families, professionals, and those seeking a quiet retreat in the Norfolk countryside



## Note from Sowerbys



“Privately enclosed rear garden ideal for entertaining, gardening, or recreation.”



### SERVICES CONNECTED

Mains water and electricity. Drainage via septic tank. Oil fired central heating.

### COUNCIL TAX

Band E.

### ENERGY EFFICIENCY RATING

E. Ref:- 2407-0035-3622-0194-3502

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

### TENURE

Freehold.

### LOCATION

What3words: ///stooping.richer.dorms

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# SOWERBYS

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