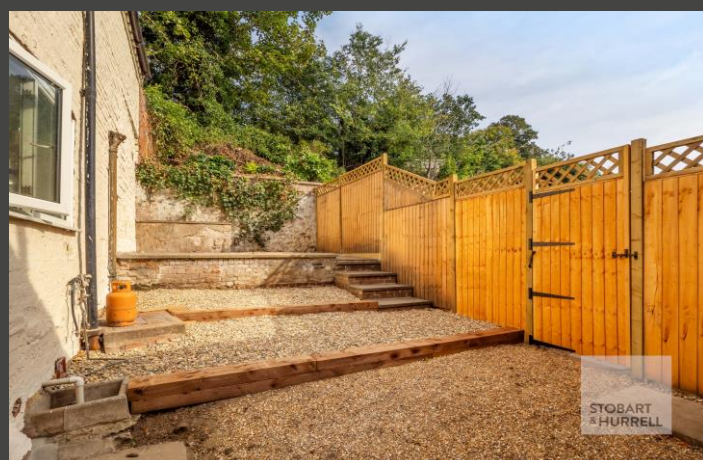




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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK



26 High Street, Coltishall, Norfolk, NR12 7DH

A fantastic opportunity for first-time buyers, investors, or those seeking a home in one of Norfolk's most desirable villages, this charming Grade II listed, two-bedroom cottage is offered with no onward chain and is ready to move straight into following recent renovation works.

Situated in the picturesque riverside village of Coltishall, affectionately known as the Gateway to the Norfolk Broads, the property enjoys easy access to an excellent range of local amenities, including the iconic riverside common, popular eateries, The Red Lion and The Recruiting Sergeant public houses, a well-regarded primary school, doctors' surgery, village hall, and recreation ground.

Set back from the road behind attractive ornate metal fencing, the cottage is approached via a low-maintenance shingled frontage. A side shared passageway provides access to the rear, where there is an enclosed garden offering excellent potential to create an inviting outdoor space for relaxing or entertaining family and friends.

Internally, the accommodation has been thoughtfully refreshed and now presents bright, well-proportioned living spaces throughout. The ground floor features an open-plan lounge, kitchen, and dining area, creating a sociable and versatile living environment. Upstairs, there are two bedrooms, both benefiting from built-in storage, together with a modern shower room.

The property is further enhanced by its convenient location, less than three miles from Hoveton, where amenities include Roys supermarket and department store, a post office, train station, and schooling for all ages. Norwich city centre lies approximately ten miles away, offering an extensive selection of retail, dining, and cultural attractions, alongside its rich historic character.



Terraced



House



Older



1 Bathroom



1 Reception



2 Bedrooms



Tax Band A

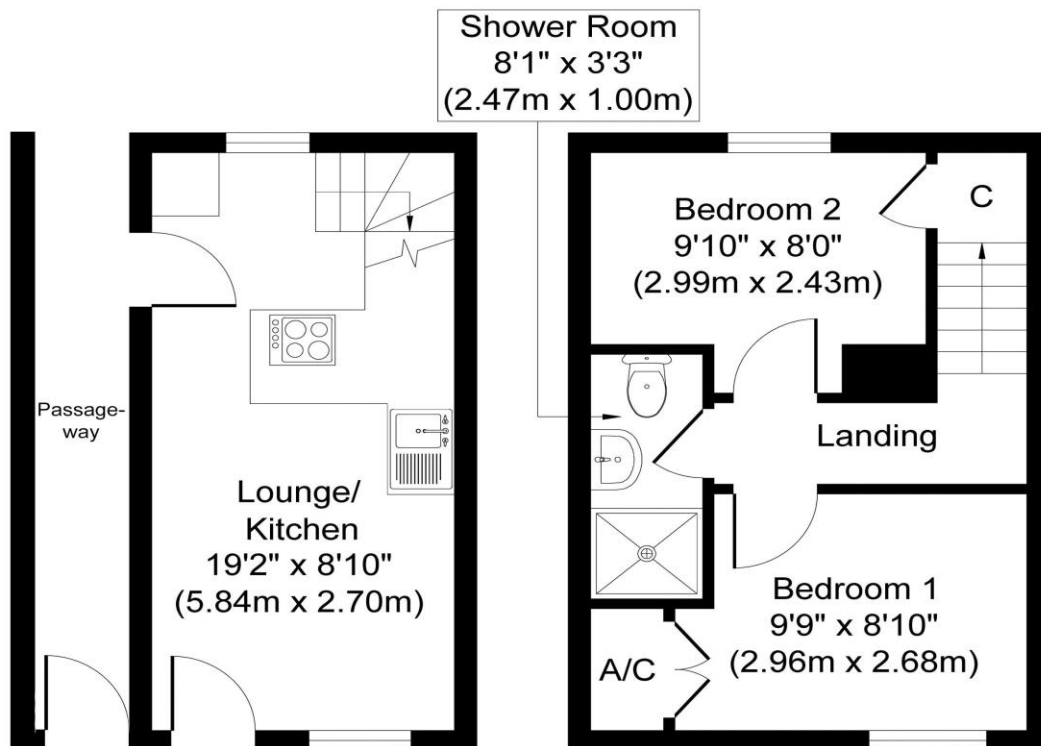


Road-Side
Parking



No
Garage





Ground Floor
Approximate Floor Area
170 sq. ft
(15.76 sq. m)

First Floor
Approximate Floor Area
245 sq. ft
(22.71 sq. m)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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		
69-80	C		
55-68	D		
39-54	E		47 E
21-38	F	32 F	
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782





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