

FREEHOLD



House - Detached

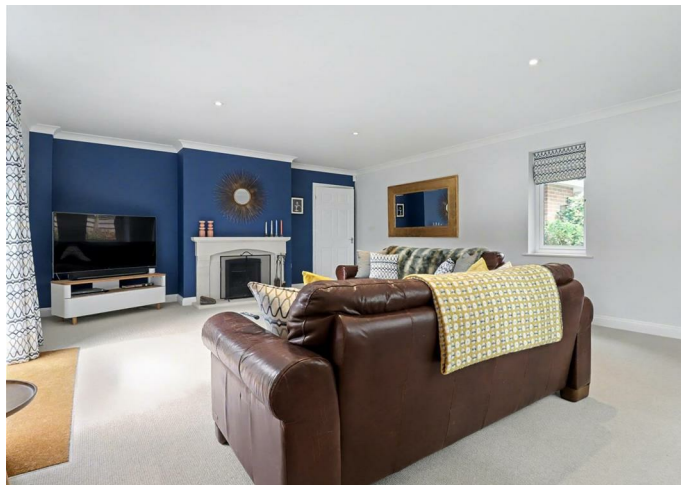
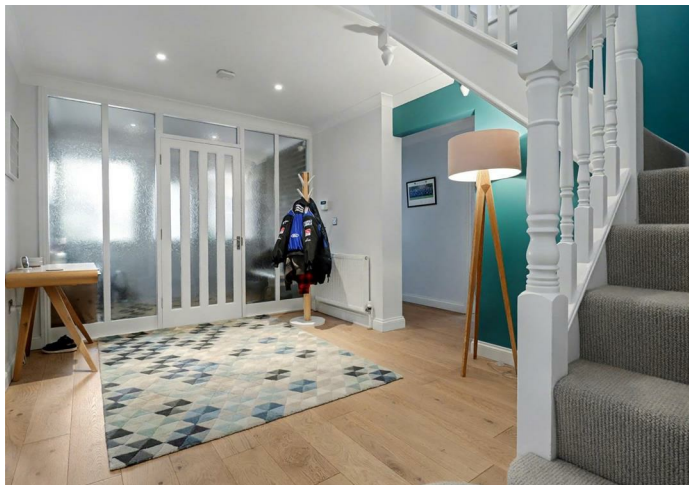
AUSTIN LODGE WESTBOURNE ROAD COLTISHALL NR12 7HT

Offers In Excess Of

£700,000

FEATURES

- Executive Detached Home
- Tucked Away
- Four/Five Bedrooms
- Two Ensuites
- 29ft Kitchen/Breakfast
- Under 0.5 acre Plot (stms)
- Annexe Potential
- Four Receptions
- Bathroom & Shower Room
- Double Garage



5 Bedroom House - Detached located in Norwich

Welcome to Westbourne Road in the delightful village of Coltishall, this magnificent detached house offers an exceptional opportunity for family living. Set within a generous plot of just under half an acre (stms), the property spans an impressive 2,906 square feet, providing ample space for both relaxation and entertaining.

Upon entering through the welcoming porch, you are greeted by a grand entrance hall featuring a sweeping staircase that leads to the first floor. The ground floor is thoughtfully designed with three reception rooms, including a comfortable sitting room, a study perfect for home working, and a family room that seamlessly connects to a bright garden room. The heart of the home is undoubtedly the expansive 29-foot kitchen/breakfast room, which is complemented by a utility room and a convenient walk-in pantry or boot room. A well-appointed shower room completes the ground floor layout, ensuring practicality for everyday living.

As you ascend to the first floor, the galleried landing is a striking feature that leads to four spacious bedrooms. Two of these bedrooms benefit from en-suite facilities, while a family bathroom serves the remaining rooms, providing ample accommodation for family and guests alike. The property also includes an integral double garage, offering practical storage solutions and the potential for an annexe for visiting relatives.

Set at the end of a long, tree-lined driveway, this home is enveloped by a lovely enclosed garden, ideal for family gatherings and outdoor activities. The warmth and comfort of this residence create a true sanctuary for its inhabitants.

Coltishall is a well-regarded Broadland village, boasting a range of amenities such as shops, a primary school, a doctor's surgery, and inviting public houses and restaurants. The nearby town of Wroxham, known as the capital of the Broads, provides further conveniences, while the vibrant city of Norwich is just seven miles away. Guide Price £700,000-£725,000.

Entrance Porch

Double glazed door to front with windows, tiled floor, coving, spotlights and door to main hall.

Entrance Hall

Sweeping staircase to the first floor, welcoming and spacious with opening to inner hall through to the sitting room, study, family room and garden room. Other rooms from main hall including the shower room and kitchen/breakfast room. Radiator.

Inner Hall

Doors to sitting room, study, family room and onto the garden room.

Sitting Room

21'2 x 17'0

Triple aspect double glazed windows to front and side and double glazed french doors out to the side garden. Radiator and open fire, painted plaster ceiling, original coving, spotlights.

Study/Bedroom

13'0 x 13'0

Double glazed window facing the side. Radiator, painted plaster ceiling, original coving.

Family room

17'0 x 13'0

French double glazed doors through to garden room. Double aspect double glazed windows facing the sides. Radiator, original coving.

Garden Room

15'4 x 13'9

Double glazed doors. Triple aspect double glazed windows overlooking the rear garden. Tiled flooring, vaulted ceiling.

Shower Room

Double glazed window with frosted glass facing the rear. Radiator. Shower cubicle, WC and wash hand basin, half tiled walls and coving.

Kitchen/Dining Room

29'3 x 11'9

Fantastic sized kitchen/breakfast room with double glazed windows to rear. Range of base and wall mounted units. Integrated, dishwasher and fridge. Space for range style cooker, extractor fan over. Tiled splash backs, tiled floor, coving and spotlights. In the dining area, there are double glazed french doors to the front out to the garden.

Utility Room

14'3 x 7'6

Double glazed window to rear. Double glazed door to rear. Tiled floor. Range of units space for washing machine, dishwasher and fridge freezer if required. Door to garage. Door to walk in pantry or boot room you can choose.

First Floor Landing

Double glazed dormer style window facing the front. Radiator, painted plaster ceiling, original coving. Spacious galleried landing. doors to bedrooms and the family bathroom.

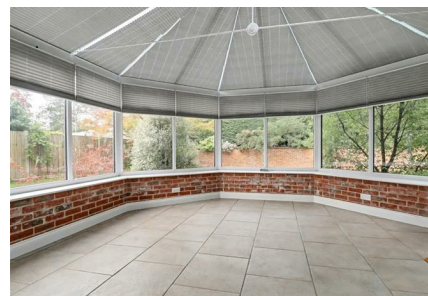
Principal Bedroom

17'0 x 14'2

Triple aspect double glazed windows facing the front and side overlooking the garden. Radiator, painted plaster ceiling, original coving.

Principal Bathroom

Double glazed window with frosted glass facing the side. Radiator, tiled splash backs, painted plaster ceiling, original coving, spotlights. Standard WC, panelled bath, single enclosure shower.





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Family Bathroom

Double glazed window with frosted glass facing the rear. Radiator, painted plaster ceiling, original coving, spotlights. Standard WC, panelled bath, pedestal sink.

Bedroom Two

13'1 x 12'9

Double aspect double glazed windows to side and rear. Radiator, painted plaster ceiling, original coving. Door to shower room

Ensuite Shower Room

Double glazed window. Towel rail. Standard WC, walk-in shower, pedestal sink.

Bedroom Three

22'8 x 11'5

Double aspect double glazed dormer style windows facing the front. Radiator.

Bedroom Four

13'7 x 11'8

Double glazed window to side. Radiator, painted plaster ceiling, original coving.

Double Garage

19'8 x 19'0

Two garage doors, painted floor. Door from utility room.

Outside

On entering the driveway you know you are home as the gardens to the front are well maintained with ample driveway and parking. Five bar gated to the side wildlife garden sweeps round to connect the rear garden. The rear garden is mainly laid to lawn, sandstone patio, enclosed and peaceful. A joy for any family and easy to maintain as the current owner has landscaped the planting of trees and shrubs. This garden is both unoverlooked and a tranquil space to relax or entertain family and friends.

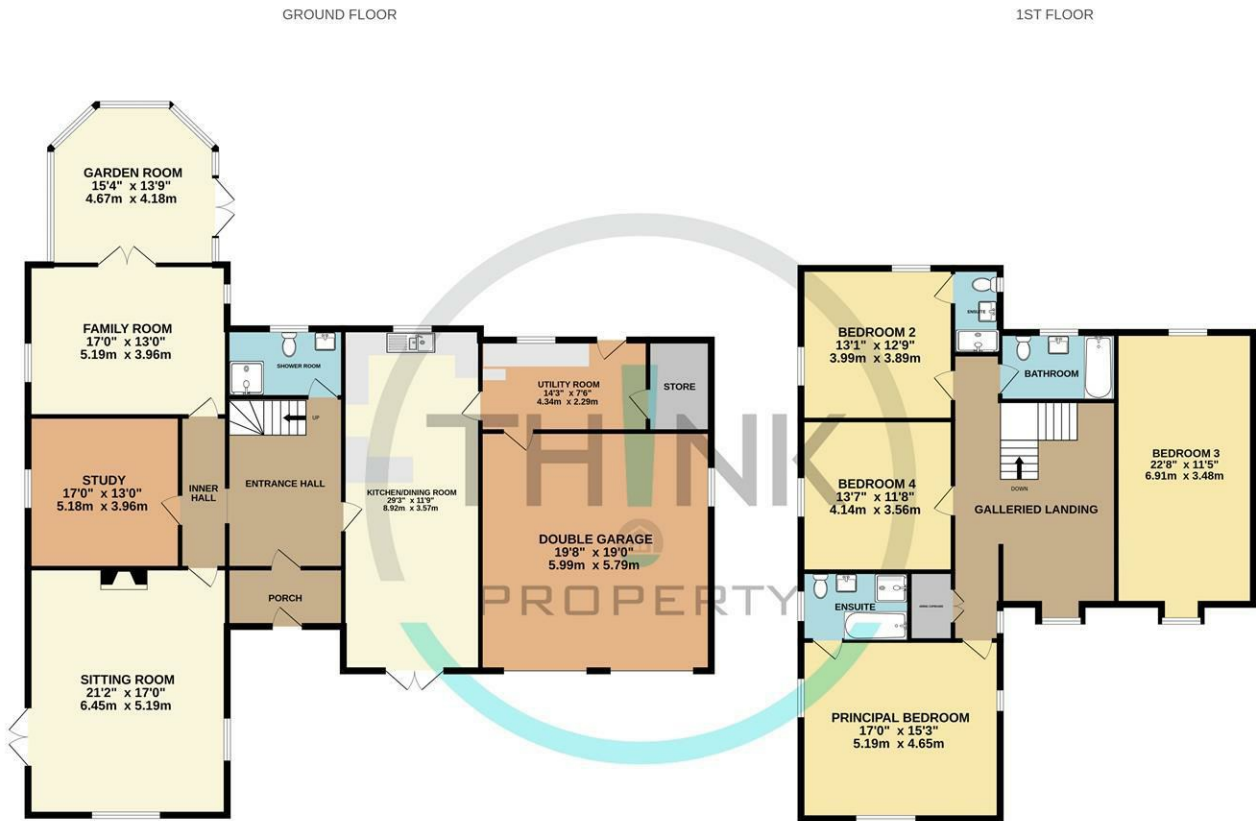


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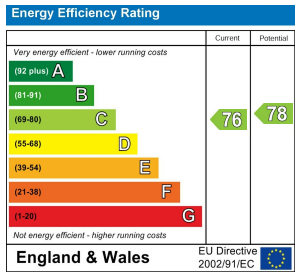
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Council Tax Band

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