



67 & 67a Rectory Road
Coltishall, Norwich, Norfolk, NR12 7HW

BROWN & CO



67 & 67a Rectory Road, Coltishall, Norwich, Norfolk, NR12 7HW

A unique opportunity to acquire a spacious three bedroom bungalow with planning permission in place for two further bungalows, in the sought after village of Coltishall.

Private position in grounds approaching 0.35acres (stms).

£550,000 OIEO



DESCRIPTION

No. 67 and 67a Rectory Road has been in the same ownership for over 30 years and comprises a wonderful opportunity for so many different buyers keen to either establish themselves in a very pleasant location, close to the broads or to take advantage of the development opportunity on offer.

The whole is beautifully positioned, being well set back from the main road via a private shingled driveway which leads down to the bungalow and an adjoining workshop.

There is a superb opportunity here with planning permission in place to demolish the workshop area and create two further bungalows, one being adjoined to the current bungalow and the other positioned at the rear of the plot. The planning permission will never lapse giving any buyer the opportunity to begin the works/development in their own time.

The bungalow, known as 67a Rectory Lane was built in 2006 of red brick elevations under a pantile roof and offers well-arranged accommodation throughout having been built as part of the initial planning permission which was granted in 2004. The bungalow is accessed at the side into a wide entrance hall enjoying access to the bedroom accommodation, kitchen, utility, family bathroom, wc and the dining room. The three bedrooms are all comfortable doubles and benefit from fitted wardrobes. The kitchen itself has

recently been renovated (2023) and enjoys a stunning range of wall and base units together with quartz worktops and built in appliances. There is a lovely open plan feel to the property as the kitchen links in nicely with the dining area and through to the sitting room; French doors lead out into the garden beautifully. The garage has been recently converted and could be used for a number of different purposes, being a useful playroom, study or store. The garden is mainly laid to lawn, enclosed by panel fencing providing privacy.

The workshop, namely no.67 Rectory Lane has been used in conjunction with the family business and is an excellent asset to the whole. The workshop equates to almost 2300sqft and has great potential to either remain in use or to demolish and create a large garden area for the bungalow or to develop as per the planning permission.

Here lies a super offering, in an excellent location with scope to create something very special.

Broadland District Council Planning number: 20031943.

To access the planning permission, follow this link: <https://info.southnorfolkandbroadland.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=ZZZMHXOQMS401>

Services – The bungalow benefits from mains gas, mains drainage, mains water, mains electricity so these services are already on site for any new property.

Local authority – Broadland District Council. Council tax band C.

LOCATION

Coltishall is a highly desirable riverside village situated within the heart of the Norfolk Broads, within approximately 3 miles of Wroxham with all its shopping and transport facilities, and direct access to the river. The Cathedral City of Norwich is about 8 miles away and there is easy access to the north and north-east Norfolk coasts which is approximately 12 miles distant. There are excellent local shopping and transport facilities in Coltishall itself with pubs situated on the river Green, together with a coffee shop, Doctors and Dentist. The village is also linked to Wroxham, Buxton and Aylsham by the popular Bure Valley miniature steam railway (15-inch gauge) and delightful footpath walks.

DIRECTIONS

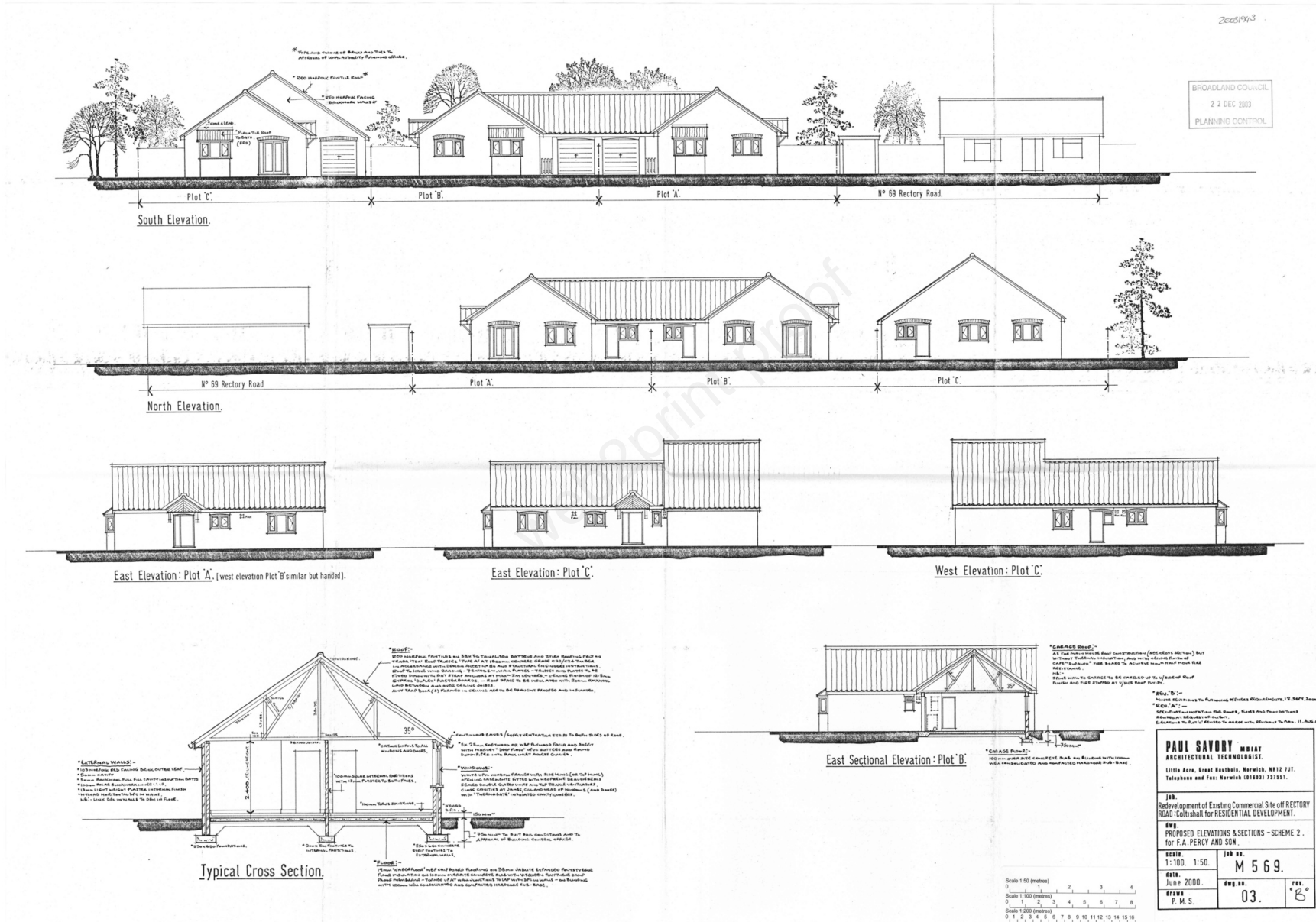
Proceed out of Norwich on the North Walsham Road and proceed through Horstead. On reaching Coltishall, follow the road to the left at the garage and proceed along this road. On leaving the village turn right into Westbourne Road and continue till the end of the road. Turn right onto Rectory Lane and the access for the property is on the right-hand side.



AGENT'S NOTES:

- (1) The driveway is owned by the neighbouring properties and 67 and 67a have a right of way over the drive.
- (2) The photographs shown in this brochure have been taken with a camera using a wide angle lens and therefore interested parties are advised to check the room measurements prior to arranging a viewing.
- (3) Intending buyers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

VIEWING Strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871





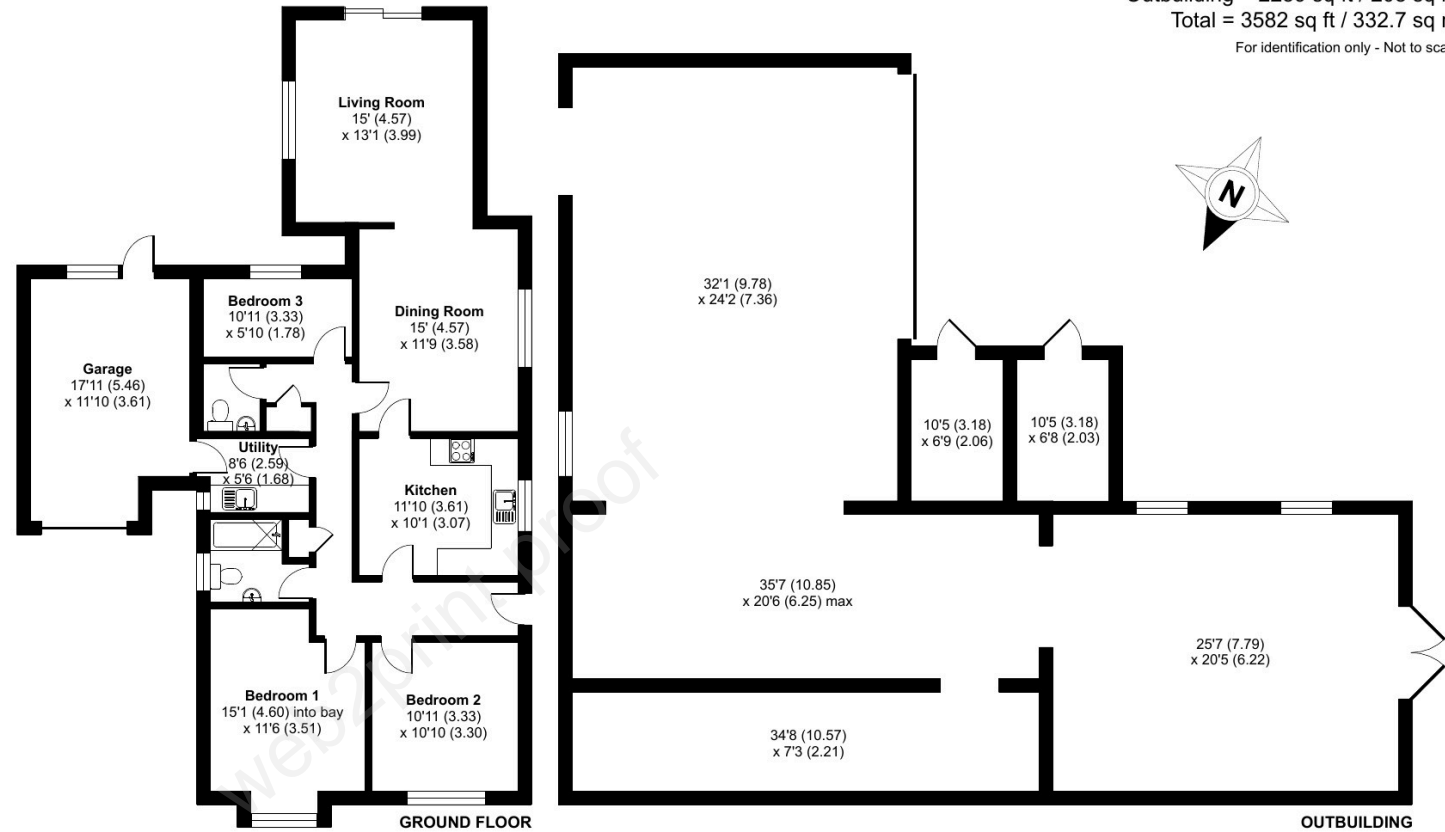
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Approximate Area = 1343 sq ft / 124.7 sq m (includes garage)

Outbuilding = 2239 sq ft / 208 sq m

Total = 3582 sq ft / 332.7 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2022. Produced for Brown & Co. REF: 920894

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Brown&Co

The Atrium | St George's Street | Norwich | NR3 1AB

T 01603 629871

E norwich@brown-co.com

BROWN & CO

Property and Business Consultants