



27 Station Road
Coltishall | Norwich | Norfolk | NR12 7JG

FINE & COUNTRY

TICKET TO RIDE



“In one of Broadland’s most popular villages, tucked away near open countryside and lovely walks, sits this modern property that’s been totally transformed by the current owners. Creating an eye-catching contemporary home, that’s spacious and light throughout, it also comes with around two acres of garden and paddock, with stabling and storage too.”



KEY FEATURES

- A Detached Modern, Contemporary Home with Paddocks in the Sought After Village of Coltishall
- Four Double Bedrooms; Two Bath/Shower Rooms
- Kitchen with Separate Utility Room and Ground Floor WC
- Two Reception Rooms and a Snug/Study
- The Grounds extend to around 2 acres and include a Paddock with Separate Vehicular Access
- Lawned Garden with Patio Area for Entertaining/Dining
- The Outbuildings include Two Stables and a Large Storage Building
- Double Garage with Driveway providing Plenty of Parking
- The Accommodation extends to 1,811sq.ft
- Energy Rating: C

Near to the Bure Valley railway line, home to nostalgic steam trains, walking distance from country walks, the river, the pubs, shops and village school, this home has everything on the doorstep. There's a secure paddock to the rear of the garden with vehicular access, so you can have a horse or small livestock, or simply use it as a place where your children can run about and play. Here's your chance to live the heathy outdoors lifestyle you've dreamed of, just a few miles outside Norwich and in a superb contemporary home.

Back To Its Best

Built in the 1980s, this property was very much of its time when the owners came here. They had a horse and were looking for a place with land and stabling, as well as a place large enough for family and friends. They set about giving the property a new lease of life – even reroofing and cladding the exterior in wood and crisp white render – and the result is a highly desirable family home with no work to do. As the owners' children are now older, the family are moving on – and this means you could now benefit from all their hard work and make this your long-term home.

Family Friendly

You come into a very spacious entrance hall that sets the tone for the rest of the accommodation. To one side is a useful study that would be a great TV room for teens or playroom for little ones. To the left is a large dual aspect sitting room with a window to the east and double doors onto the west-facing garden, so you get the sun all day. The sleek, contemporary kitchen is spacious and open to a generous dining area, again with doors onto the garden. There's also a large utility room.





KEY FEATURES

Exploring Upstairs

Upstairs, all four bedrooms are doubles, so there's no squabbling over who gets left with the tiny room – there isn't one! The principal bedroom has an en-suite shower room, while the other bedrooms share the stylish family bathroom that has both bath and shower. Even the landing up here is a good size and usable space in its own right.

Well Equipped

Outside you have ample parking and a double garage to the front of the property, then a lovely patio to the rear that gets plenty of sun and is perfect for alfresco dining. There's a useful outbuilding and separate stables, and both the outbuilding and garage have electric and water. The garden is mainly laid to lawn for easy maintenance and there's lots of room out here for children to play safely in the fresh air. You look out from the house over the garden and paddock, so you can get up in the morning, open the curtains and see your horse – perfect for any budding equestrian.

Convenient Coltishall

Coltishall is a highly desirable Broadland village – people want to move in here and they rarely leave, so property is always in demand. It's no wonder. You have the beauty of the riverside setting, pubs where you can sit and watch the boats and paddleboards go by, or head out on the water yourself. There are a number of excellent and popular places to eat, takeaways and even a tearoom, as well as a general store, petrol station, primary school, village hall, sports facilities and more besides. You're only ten to fifteen minutes' drive from Norwich, and the Broadland Northway means it's easy to get around to the far side of the city too. The airport is close but you're far enough away from it all that you enjoy year-round tranquility. Even the miniature steam trains that run nearby are daytimes only and mostly during the school holidays, so there's nothing to spoil your sense of seclusion.

























INFORMATION



On The Doorstep

The property stands in the Broadland village of Coltishall which is situated on the River Bure. The river runs into Wroxham, which is the centre of the Norfolk Broads National Park. From here you can explore the wealth of broads and backwaters at one's leisure. Wroxham boasts the Roys of Wroxham department store, individual boutiques, a range of eateries, banks and tourist attractions. The Norfolk coast is an area of outstanding natural beauty and is close at hand with a number of golf courses and other leisure facilities close by. From Wroxham there is a local train service to the cathedral city of Norwich.

How Far Is It To?

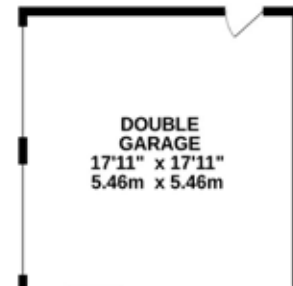
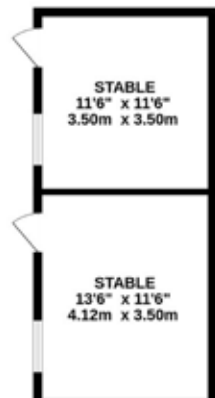
Norwich, the regional centre of East Anglia lies approximately 8 miles distant where there is a large array of cultural and leisure facilities nearby, including Chantry Place and Castle Quarter shopping centres, bars, restaurants, theatres and cinemas. There are a number of good schools in both the state and private sectors as well as the University of East Anglia. Norwich has a main line station to London Liverpool Street with a fastest journey time of 1 hour 30 mins, also providing commuter trains to Cambridge. There is an international airport to the north side of the city and access to most major trunk roads. From the A11 Newmarket Road, Cambridge lies approximately 60 miles to the south-west and Newmarket 47 miles.

Directions

Leave Norwich via the North Walsham Road B1150 proceeding over the roundabout with the Northern Distributer Road/Broadland Highway. Continue along this road until you reach the village of Horstead, continue over the bridge onto High Street and then bear right onto Station Road and the property will be located on the left hand side clearly signposted with a Fine & Country For Sale Board.

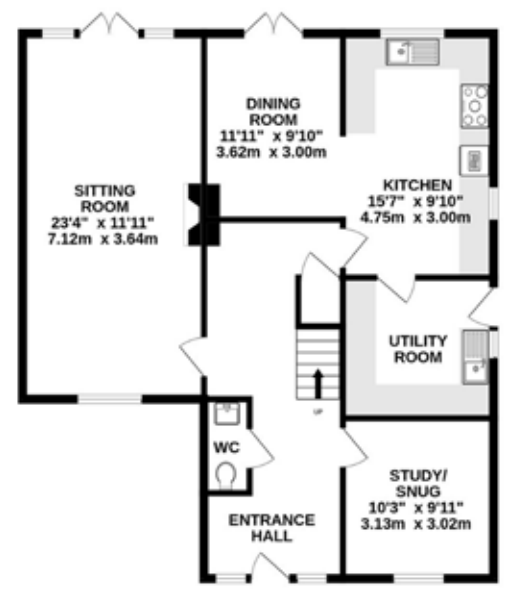
Services, District Council and Tenure

Gas Central Heating, Private Bore Hole provides Water, Mains Drainage
Broadband Available - vendors use SKY
Mobile Phone Reception - varies depending on network provider
Please see www.checker.ofcom.org.uk - for Broadband/Mobile availability
Broadland District Council - Tax Band F
Freehold

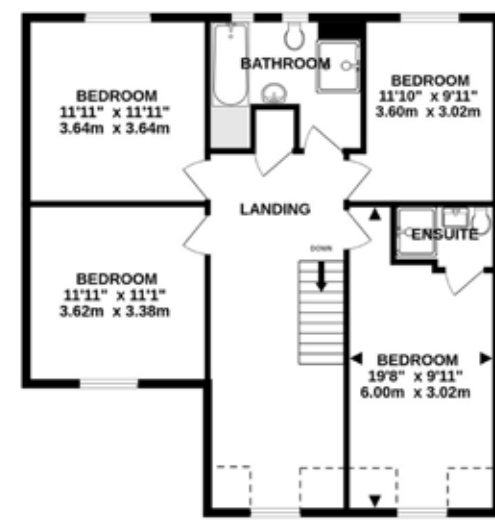


OUTBUILDINGS
577 sq.ft. (53.6 sq.m.) approx.

GARAGE
323 sq.ft. (30.0 sq.m.) approx.



GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

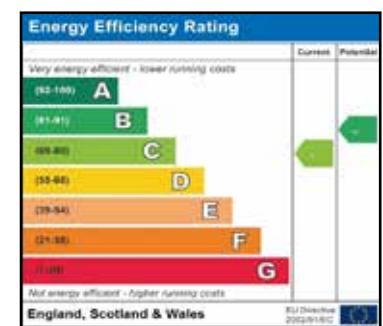


1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.

FLOOR AREA - ACCOMODATION (EXCLUDING OUTBUILDINGS) : 1811 sq.ft. (168.3 sq.m.) approx.
TOTAL FLOOR AREA : 2711 sq.ft. (251.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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FINE & COUNTRY

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