

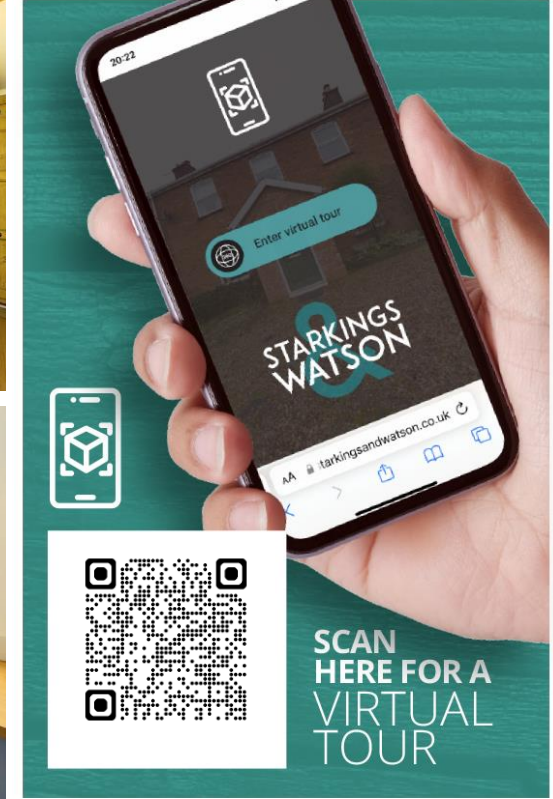
CHURCH STREET

Coltishall, Norwich NR12 7DW

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE
PROPERTY



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STARKINGS
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- No Chain!
- Immaculate Character Cottage
- Sitting Room with Inglenook Fireplace
- Kitchen with Separate Dining Room
- Two Double Bedrooms
- Newly Fitted Shower Room
- Private Enclosed Gardens
- On Road Parking & Church Views

IN SUMMARY

NO CHAIN. This IMMACULATE CHARACTER COTTAGE has been recently MODERNISED and UPDATED, completed with impeccable taste, and careful consideration to maximise the space and RETAIN the CHARACTER and CHARM. Nestled close to the CENTRE of COLTISHALL and a SHORT WALK to the RIVER, this idyllic setting overlooking the Church, is the perfect HOME for an owner occupier or holiday residence. The WARM and INVITING INTERIOR includes the SITTING ROOM with an INGLENOOK FIREPLACE, fitted kitchen and WOOD PANELLED dining room. Upstairs the TWO BEDROOMS lead off the landing, along with a NEWLY FITTED SHOWER ROOM. Outside, the NON-OVERLOOKED GARDENS are the perfect space to enjoy alfresco dining, with parking on-road.

SETTING THE SCENE

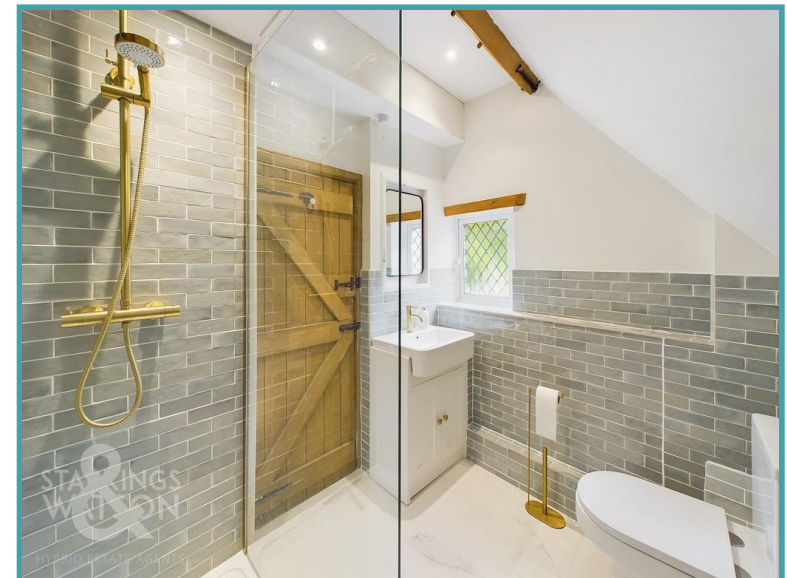
Enclosed within brick walled boundaries, the rear garden includes steps which take you to the front door. Views can be enjoyed across to the Church, with parking on road.

THE GRAND TOUR

When you step inside, you walk-in to the fitted kitchen, with wood work surfaces and two windows overlooking the rear garden. An inset butler sink is included, with space for a gas cooker, and general white goods. An opening takes you to the sitting room and into the adjacent dining room with attractive wood panelling and a built-in storage cupboard. The sitting room is centred around a grand central brick built inglenook fire place, with a cast iron wood burner and tiled hearth. Wood flooring and exposed timber beams retain the character, with stairs leading to the first floor. Upstairs, the landing includes a window to side and a built-in cupboard for storage. Doors lead off, starting with the shower room, a fully modernised space with attractive tiling, hand wash basin set within a vanity unit with storage, and double shower cubicle with a thermostatically controlled twin head rainfall shower. The main bedroom includes built-in storage and a velux window to rear, with the second bedroom including high level storage and shelving.

THE GREAT OUTDOORS

Outside, the gardens are enclosed with fencing and brick walling, with steps leading to the patio seating area. A timber shed offers storage, with a gated access to Church Street.



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OUT & ABOUT

North of Norwich, the village of Coltishall lies alongside the banks of the River Bure. With a highly-regarded public house and various shops, all within walking distance, the neighbouring village of Horstead offers a further wide range of local shops and a range of hospitality venues. Coltishall has good transport links, with regular bus services and near access to the Norwich Northern Distributor Road (NDR), providing car and taxi routes to Norwich City centre, the wider county of Norfolk, and Norwich Airport, offering easy access for business and leisure travel.

FIND US

Postcode : NR12 7DW

What3Words : ///detained.bribing.butchers

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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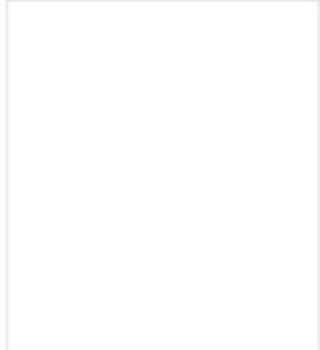
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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces



Approximate total area¹⁾
 551.57 ft²
 51.24 m²

Reduced headroom
 31.89 ft²
 2.96 m²

