



£175,000
Asking Price

2.5 Bedrooms
1 Reception Rooms
1 Bathrooms

High Street, Coltishall, Norwich, Norfolk



The Dussindale Centre, Pound Lane, Thorpe St Andrew, Norwich, NR7 0SR
01603 432000

Only a short drive from Norwich and positioned in the heart of Coltishall an extremely popular Broads village, this beautiful grade II listed character home, boasts 2 and a half bedrooms, front and rear gardens, modern kitchen and bathroom, all with excellent access to the coast, the Broads and local amenities, with no onward chain this is one to view.



LOUNGE

A well proportioned room with the original sash window to the front, overlooking the gardens and offering a view over Coltishall bridge and the adjacent river and Water meadow. A braced door gives access to the winder staircase to the first floor. There is a wall mounted heater and glazed door giving access to:-



KITCHEN

A stylish navy shaker selection of units with base and wall mounted finish, with marble effect splashbacks. There is an electric hob and electric oven, integral refrigerator and concealed water heater with plumbing automatic washing machine and wall mounted electric heater.

Three steps up to



REAR LOBBY

With original panelling, and Braced doors with Suffolk latches giving access to:-

WC

Concealed cistern WC with window to the rear.

SHOWER ROOM

A large walk-in shower with complementing marble effect ceramic tiles with high-level folding glass screen door. There is an electric instant hot water shower unit, contemporary wash basin and heated towel rail, also a heated mirror. Natural light flooding through from the window to the rear.

Winder staircase to 1st floor

MAIN BEDROOM

A good size double bedroom with original sash window to the front overlooking the river and bridge in Coltishall, as well as the High Street and front gardens. Focal feature mantel piece, there is a wall mounted electric heater. Door to:-



BEDROOM 2

A good size single bedroom with ample space for a bedside cabinet with a few steps up to:-

BEDROOM 3/NURSERY

A compact area ideal for storage or a fantastic place for the kids to make a den.

OUTSIDE

To the front of the property is a small enclosed garden behind wrought iron fencing with shingle pathway, and lawn, with flowering shrub border. A quaint original door surround with flashed Hood, stepping towards the original door with cast furniture.

To the rear of the property is a tiered garden over four levels, with retaining brick walls and timber steps, brick patio and Butler sink border, adjacent with also sleeper borders below. There is a bisected access through the garden with area for Bin storage.

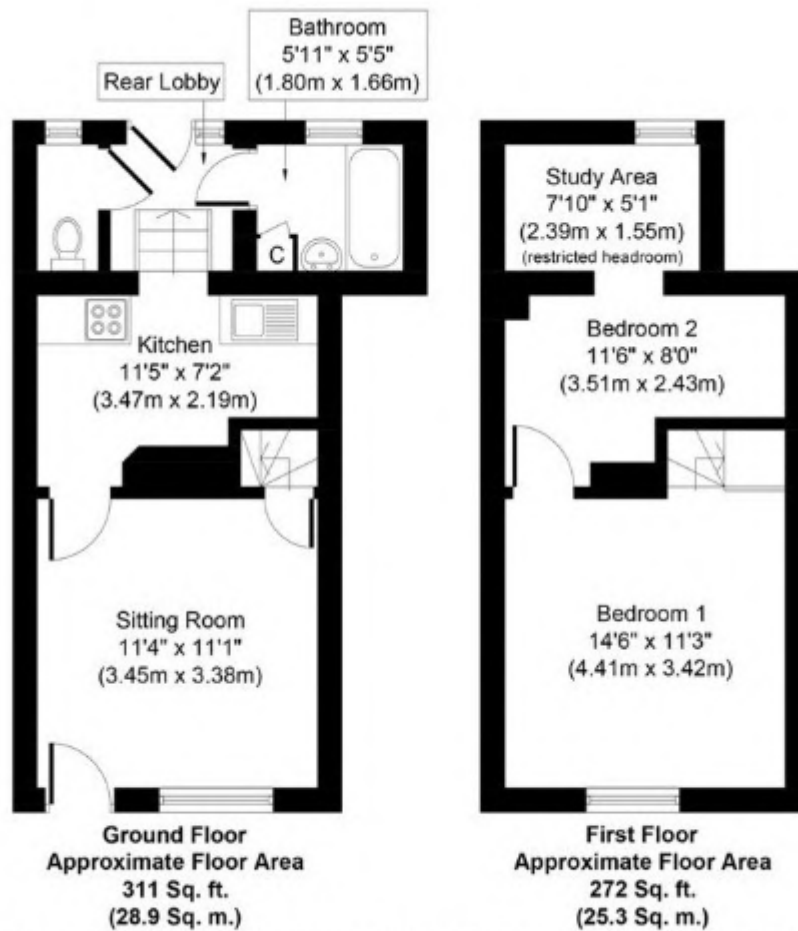
EPC Rating:
None

Council Tax:
Band B

Local Authority:
Broadland District Council

Tenure:
Freehold





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.



IMPORTANT:

we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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