



Bure Gardens

COLTISHALL

Plot 50 Rectory Road, Coltishall, Norwich, NR12 7HP



welcome to

Plot 50 Rectory Road, Coltishall Norwich

The Holkham - The only plot of its type on Bure Gardens, the Holkham is a wonderfully appointed corner plot boasting a large double garage, bespoke oak porchway and a highly impressive 28' kitchen / dining area with separate utility.

*****PHASE 2 PRE-LAUNCH EVENT 28 MARCH - CALL NOW TO BOOK!*****



The Development

William H Brown are proud to present Bure Gardens, a highly anticipated collection of brand new premium specification homes within the idyllic Norfolk riverside village of Coltishall.

Each home here will be individually crafted to offer the finest of contemporary living, with fully integrated modern kitchen spaces, solar panels and electric vehicle charging as standard. Externally the overall feeling of quality is maintained, with thoughtfully landscaped front enclosures and a quite stunning range of traditional features and designs.

As we've come to expect from Crocus Homes, each new home on Bure Gardens will be finished to an exceptional standard and will come complete with a full 10 year Buildmark Warranty, for peace of mind.

The Developer

Crocus Homes are a locally based building company, working across Norfolk and Suffolk.

They design and build high quality new homes that reflect local architecture themes, alongside modern living. Crocus' thoughtfully designed homes provide generous space, high quality specifications and spacious gardens, while their high quality landscaping creates appealing street scenes for both residents and neighbours alike.

They take pride in creating new communities by designing sites with sustainability, quality and space as a priority.

Location

Often referred to as the 'Gateway to the Broads' due to its inaugural setting of the navigable portion of the River Bure, you will discover the picturesque riverside village of Coltishall.

The River Bure ribbons its way through this charming Norfolk village, connecting its community and landscape since before 1231. It's here you discover

Bure Gardens, beautiful new homes for a growing community located within the famous Norfolk Broads, yet within easy reach of the Coast and City.

There is a plentiful choice of things to do just minutes from your new home at Bure Gardens. With the River Bure and Norfolk Broads both on your doorstep you can enjoy river walks, kayaking, boating, paddle boarding and even wild swimming from Horstead Mill or Coltishall Common. Alternatively, indulge in a relaxing riverside meal and enjoy the scenery at either of the local public houses.

Coltishall itself boasts an array of local amenities that includes several quality cafes, a delicatessen, a bakery and a quality local butchers. There is a village shop for those day-to-day essentials and a numerous choice of takeaways to satisfy most palettes. For those special dining experiences there is also a local restaurant famed for producing award-winning food, made with fresh local ingredients and sourced from Norfolk's finest farms.

Coltishall Village Hall is a bustling community hub, hosting a range of activities and events throughout the year, while local sports teams such as Wroxham FC and Bure Valley FC offer early access to sports from ages 3 upwards. Norfolk's longest narrow gauge railway is also on-hand, offering nostalgic trips by steam along the delightful Bure Valley Railway.

Kitchen / Dining

28' 8" x 9' 3" (8.74m x 2.82m)

Utility

7' 1" max x 5' 6" max (2.16m max x 1.68m max)

Living Room

15' 3" x 12' 1" (4.65m x 3.68m)

Snug

9' 2" x 7' 8" (2.79m x 2.34m)

Bedroom One

13' 3" max x 12' 2" (4.04m max x 3.71m)

Bedroom Two

12' 5" max x 10' 8" (3.78m max x 3.25m)

Bedroom Three

12' max x 11' 4" max (3.66m max x 3.45m max)

Bedroom Four

9' 5" x 8' 8" (2.87m x 2.64m)



view this property online williamhbrown.co.uk/Property/NOR144137



welcome to

Plot 50 Rectory Road, Coltishall Norwich

- BRAND NEW 4 bedroom detached house with double garage & driveway
- FOUR double bedrooms and TWO ensembles
- Stunning 28' kitchen / dining area with Neff appliances & Quartz worktops
- Separate ground floor utility, WC & snug / study
- Fibre broadband, solar panels & electric vehicle charging as standard

Tenure: Freehold EPC Rating: Exempt

£575,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NOR144137



Property Ref:
NOR144137 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01603 760044



norwich@williamhbrown.co.uk



5 Bank Plain, NORWICH, Norfolk, NR2 4SF



williamhbrown.co.uk