Two Stylish detached properties occupying an attractive mature setting off a private driveway.

6A Westbourne Road - £675,000
6B Westbourne Road - £695,000

Tucked away off a private driveway in this particularly attractive and mature non estate location. A pair of beautifully designed homes occupying pleasant tree lined plot within the highly sought riverside village of Coltishall. Being constructed by the local and highly regarded Lambford Homes, known for their strong reputation in providing individual family homes of the highest standard.

Each of the properties is offered for sale at an early stage in construction allowing the purchaser the opportunity to personalise the interior (subject to the stage of construction). Providing the opportunity to create a bespoke home which meets the owner’s precise requirement. Detailed specification available on request.

DESCRIPTION

Each property is arranged to provide generously proportioned living accommodation featuring a stunning 32’9” x 28’4” Kitchen/Dining/ Family Room with semi vaulted ceiling and bi fold doors to the rear garden, an 18’ Sitting Room with feature fireplace and wood burning stove and full height glazed feature window. There are four bedrooms with a Dressing Room and en-suite Shower Room to the Master Suite. Heating is via an Eco friendly air source heat pump to under floor heating which is complimented by cream double glazed UPVC sealed unit double glazed windows. There are also generous allowances for Kitchen and Sanitary Ware etc. (Please ask for further details).

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 excellent 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, located to the rear of plot 6B.

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 the properties will be found on the left hand side.

ACCOMMODATION

Entrance Hall: with double cloaks cupboard. The hallway opens onto the

Kitchen/Dining/Family Room:
10.00 x 8.63m (32’9” x 28’4”) comprising:
• Family Room: 4.60 x 3.60m (15’ x 11’10”) with fully glazed French doors and side panels
• Dining Room  5.35 x 3.60m (17’6” x 11’10”). Semi-vaulted ceiling. Four-section bi-fold doors to garden
• Kitchen  5.00 x 3.40m (16’5” x 11’1”) Semi-vaulted ceiling. Layout to purchasers’ choice.

Sitting Room  5.50 x 5.10m (18’ x 16’9”), Semi-vaulted ceiling. Feature brick fire surround with wood-burning stove. Full height fully glazed feature window to front.

Door from kitchen leading to:

Utility room  with external rear door. Built-in airing cupboard with h/w tank. Door to –

Cloakroom  with w/c and wash-basin to purchasers’ choice.

Master bedroom suite  5.10 x 4.90m (16’9” x 16”) comprising:
• Entrance area
• Bedroom area  5.10 x 2.90m (16’9” x 9’6”)
• En-suite shower  with shower cubicle, wash-basin and w/c to purchasers’ choice.
• Walk-in dressing room/closet
Bedroom 2  3.81 x 3.15m (12'6" x 10'4"
Bedroom 3  5.10 x 2.75m (16'9" x 9')
Bedroom 4  3.31 x 3.05m (10'10" x 10') with double built-in wardrobe/closet

Family bathroom  3.80 x 2.00m (12'5" x 6'6") with bath, separate shower cubicle, wash-basin and w/c to purchasers' choice.

Exterior
Each property will also feature a detached double garage of matching construction, together with driveway, paving and patio

NOTES
(1) The visual illustrations have been carefully prepared to be an accurate scale representation of the proposed dwellings and materials. However until exchange of contracts the vendors reserve the right to make any changes deemed necessary.
(2) Room measurements all quoted measurements are taken from plans. Where exact measurements are critical please check on site.

Viewing strictly by prior appointment through the selling agents' Norwich Office. Tel: 01603 629871

These Particulars were prepared in December 2018. Ref: NRS6476

This shows the layout for 6A
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