



17 Wroxham Road, Coltishall
£400,000 - £425,000

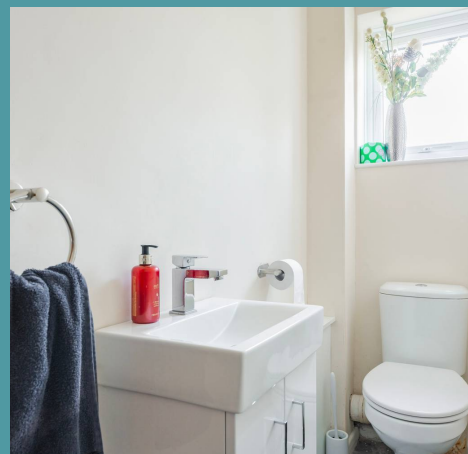
17 Wroxham Road

Coltishall, Norwich

Situated in the picturesque village of Coltishall, this four-bedroom detached home perfectly combines charming character with modern comfort. The property offers spacious living areas, including a large sitting/dining room with an original fireplace and French doors that open to a beautiful garden. The kitchen, featuring a warm wooden design, provides ample storage and a practical layout. Upstairs, you'll find four well-proportioned bedrooms, with the fourth offering flexibility as a study or home office, and a modern walk-in shower room. Outside, the large rear garden provides a space for recreation, while off-road parking adds convenience to this charming family home.

The Location

Located in the picturesque village of Coltishall in Norfolk. On the banks of the River Bure, Coltishall is often referred to as the "Gateway to the Norfolk Broads," and is part of the National Broads Park making it a haven for nature lovers and boating enthusiasts. The River Bure provides opportunities for boating, fishing, and enjoying leisurely walks along the water's edge. The village centre is home to a selection of charming shops, cafes, and traditional pubs, creating a delightful community atmosphere. Residents can explore local boutiques, indulge in delicious food, or simply relax and enjoy the friendly ambiance. Despite its rural charm, Coltishall benefits from convenient transport links, including bus services and road connections, ensuring easy access to nearby towns and cities. The village is just a short drive away from Norwich, the bustling regional capital, offering a wide range of amenities, shopping centers, and cultural attractions.





17 Wroxham Road

Coltishall, Norwich

Wroxham Road

Situated in the beautiful village of Coltishall, this charming four-bedroom detached home offers a perfect blend of character and modern living. Upon entering, you're greeted by a large, well-lit entrance hall with a convenient WC and useful under-stair storage. The expansive sitting/dining room, where natural light flows freely, highlighting the room's original fireplace – a true focal point. French doors near the dining area lead directly to the rear garden.

The generously-sized kitchen is designed with a warm wooden theme and provides ample storage for all your cooking needs. Moving upstairs, the home boasts four well-proportioned bedrooms, with the fourth bedroom offering versatility as a study or home office. A modern shower room with a walk-in shower completes the upper floor.





17 Wroxham Road

Coltishall, Norwich

The exterior of the property doesn't disappoint, with a great-sized rear garden featuring a sprawling lawn, ideal for recreation and family gatherings. With minimal overlooking from neighbours, this outdoor space offers privacy. The front of the property benefits from off-road parking, adding convenience to this idyllic family home.

Agents Note

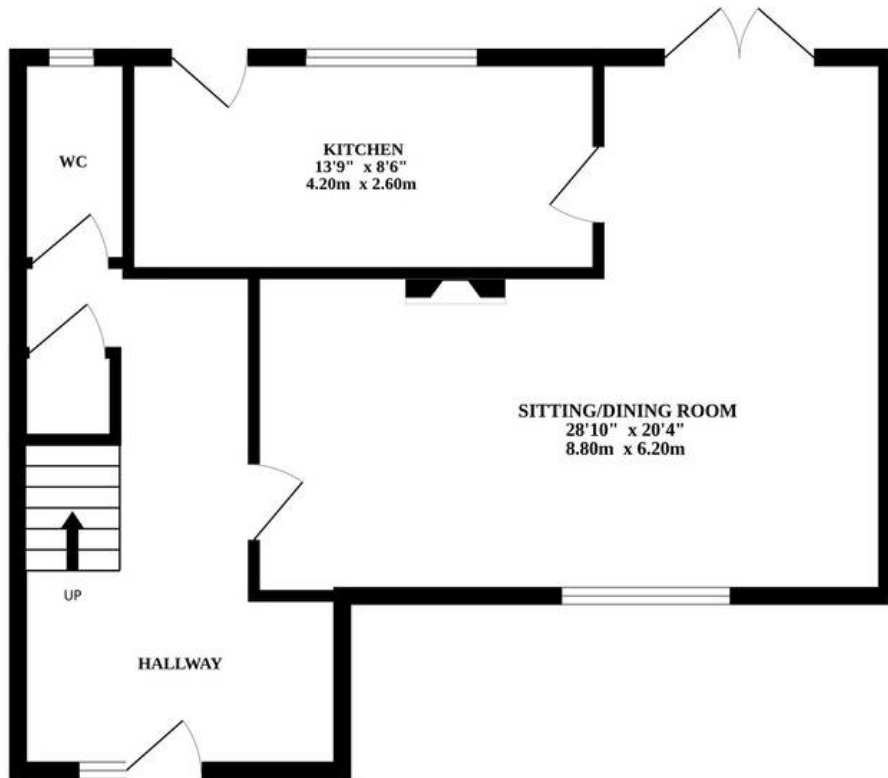
Sold Freehold and connected to all mains services.

Council Tax - D

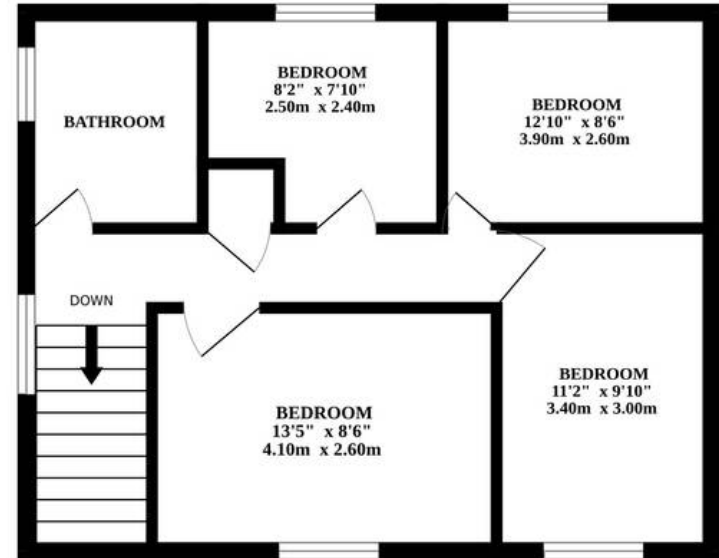


- Sought-after Coltishall village location
- Spacious sitting/dining room with original fireplace and french doors to the rear
- Four generous bedrooms, including a flexible fourth bedroom/study
- Modern shower room with walk-in shower
- Well-lit entrance hall with WC and under-stair storage
- Large rear garden with sprawling lawn, ideal for family gatherings
- Off-road parking for added convenience

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024