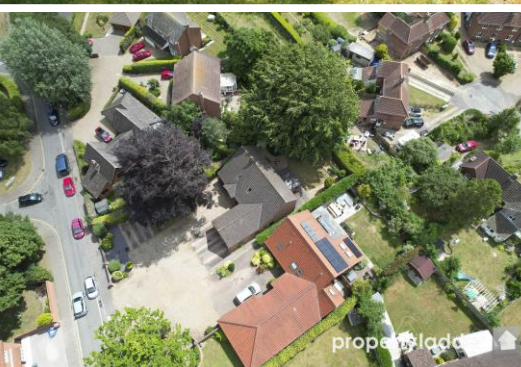


propertyladder



St. Johns Close, Coltishall, NR12 7HA

A Spacious And Versatile Four/Five Bedroom Family Home!

GUIDE PRICE £625,000 freehold



BRITISH
PROPERTY
AWARDS

2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

VERSATILE LIVING WITH FAMILY APPEAL!

Tucked away in a prestigious cul-de-sac on St Johns Close in the sought-after village of Coltishall, this spacious home offers a surprising amount of accommodation and versatility. From the front, the property has the charming appearance of a bungalow, yet it opens up into a substantial family residence with generous living spaces spread across two floors.

The ground floor features a large, light-filled living room that opens into a lovely conservatory, creating a sociable and relaxing area for family life and entertaining. The spacious kitchen/breakfast room is complemented by a handy utility, second reception and there is one ground-floor bedroom, which enjoys its own ensuite shower room, along with a separate bathroom for guests.

Upstairs, there are three more bedrooms including a principal bedroom with ensuite shower room, a further study perfect for working from home, and a well-proportioned family bathroom.

“the private garden is mostly lawn with a patio for alfresco dining”



Overview

- Surprising Space With 4/5 Bedrooms Across Two Floors
- Large Light-Filled Living Room & Conservatory
- Kitchen/Breakfast Room & Utility Room
- Ground-Floor Ensuite Bedroom & Bathroom
- Master Suite With Ensuite Shower Upstairs
- Family Bathroom Plus Additional Ensuite
- Generous Driveway & Double Garage





Location

Coltishall is one of Norfolk's most picturesque and desirable villages, set along the beautiful River Bure. Known for its welcoming community feel, highly regarded primary school, doctors' surgery and selection of traditional pubs and cafés, Coltishall offers idyllic village life with easy access to Norwich city centre. Riverside walks, boating, and an array of local amenities mean you'll never be short of things to do in this charming and well-connected Broadland village.

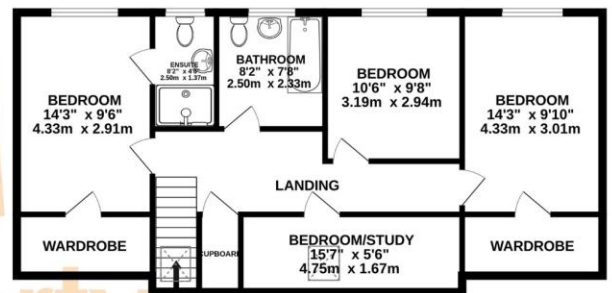
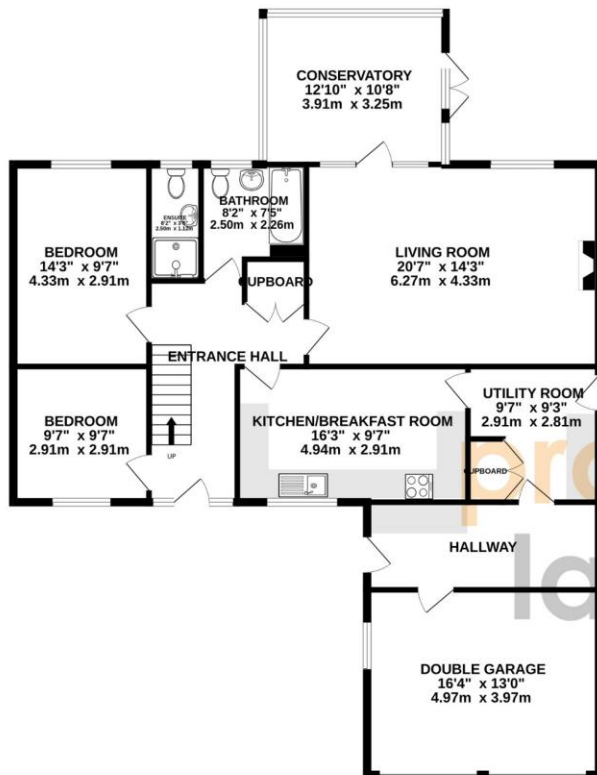


Outside

Outside, a broad driveway and an attached double garage provide ample parking for multiple cars. To the rear, the private garden is mostly lawn with a patio for alfresco dining - a blank canvas that's perfect for children to play or garden enthusiasts to put their stamp on.

GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.

1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 2211 sq.ft. (205.4 sq.m.) approx.

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.
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FULL EPC AVAILABLE UPON REQUEST

COUNCIL TAX BAND: F

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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If you are considering selling your home, please contact us for your no obligation free market appraisal.

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IN NORWICH
(NR10-16)

98 Crostwick Lane, Spixworth, NR10 3NQ
T 01603 898100
propertyladderonline.com

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