



Station Road, Coltishall, NR12 7JL

A four bedroom home with stunning living areas with character features

£700,000

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Overview

- EXTENDED PERIOD HOME
- FOUR BEDROOMS
- EXPOSED FLINT WALLS
- BELIEVED TO DATE BACK TO THE 1680'S
- ENCLOSED LAWNED GARDENS
- UTILITY ROOM
- BEAUTIFUL INTERIOR
- NO ONWARD CHAIN
- REQUESTED VILLAGE LOCATION



“Located in the popular village of Coltishall, this stunning four bedroom home is a must see!”



PICTURE PERFECT VILLAGE HOME! Be quick to explore this beautiful property that offers family sized accommodation, on a grand scale, in one of Norfolk's most requested villages. The home offers four bedrooms, two bathrooms, beautiful kitchen and a super sized living space, packed with character.



Location

Coltishall is a popular village situated to the north of Norwich close to Horstead and Horstead Mill. With local schools, a post office, chemist, doctors surgery and primary school including Church and Public Houses and restaurants by the river being close to hand. Norwich itself is approximately 6 miles distance.

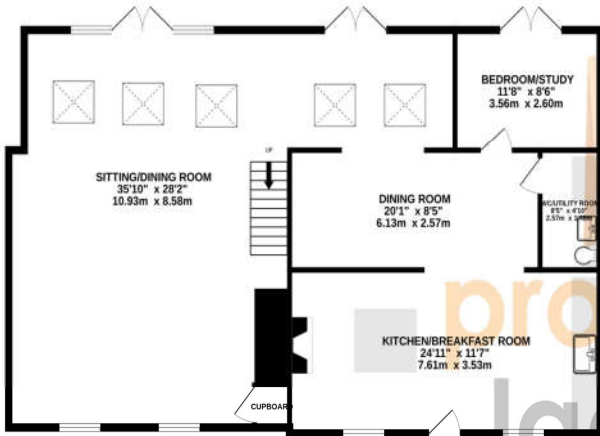


Directions

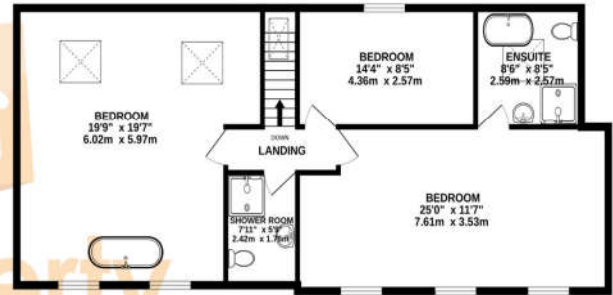
Heading into Horstead on Norwich Road, continuing into Coltishall, fork left onto High Street then onto Station Road where the property can be found.



GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
924 sq.ft. (85.8 sq.m.) approx.



TOTAL FLOOR AREA : 2236 sq.ft. (207.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
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