



3 Coltishall Hall, 45 Wroxham Road

Price: £565,000

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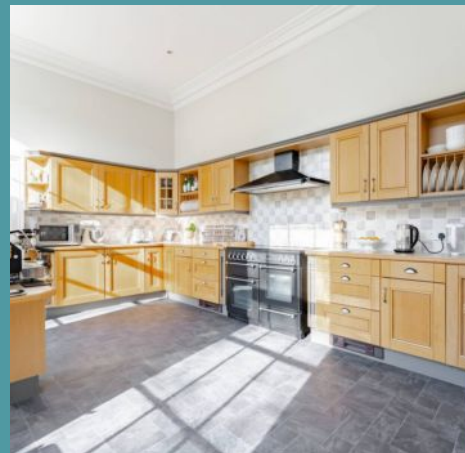
45 Wroxham Road, Norwich

Commanding an elevated position within the prestigious grounds of Coltishall Hall, this remarkable semi-detached home forms part of a distinguished and well-managed residential development. Concealed away in one of Norfolk's most desirable Broads-edge villages, the property offers a rare fusion of historical character and contemporary luxury, with owners benefiting from a share of the freehold. Framed by beautifully maintained gardens—designed for enjoyment without the maintenance—this property delivers both privacy and a sense of community, all just a short stroll from the River Bure and Coltishall's charming riverside green.

The Location

Placed in the picturesque village of Coltishall in Norfolk, this charming setting is perfect for residents and visitors alike. Situated on the banks of the River Bure, Coltishall is known 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 offers opportunities for boating, fishing, and leisurely walks. Coltishall Common, a local nature reserve, is ideal for picnics and peaceful strolls.

The village center boasts charming shops, cafes, and traditional pubs, creating a delightful community atmosphere. Despite its rural charm, Coltishall has convenient transport links, including bus services and road connections, ensuring easy access to nearby towns and cities. Just a short drive away from Norwich, residents can enjoy a wide range of amenities and cultural attractions.



A bright, modern living room with light blue walls and large windows. The room features a black leather sofa with silver metal legs, a white coffee table, and a large floor lamp with a white shade. A bookshelf with orange and black sections holds books and decorative items. The floor is made of light wood, and a striped rug is placed in front of the sofa.

A bright, modern living room with large windows, a black leather sofa, a white coffee table, and a white sideboard. The room features light-colored walls, a high ceiling with a pendant light, and a wooden floor. A large window on the right side of the room provides a view of greenery outside. A black leather sofa with a metal frame is positioned in the center, facing a white coffee table. A white sideboard is visible on the left. The room is well-lit by natural light from the windows and a pendant light.

A photograph of a hallway featuring a staircase with grey carpeting and a white balustrade. The hallway has light-colored walls, a wooden floor, and a green-painted wall section. A doorway on the left leads to a kitchen area with wooden cabinets and a tiled floor.

The dedicated dining/second sitting room enjoys double-aspect sash windows and views towards the riverside green, while the large, fully fitted kitchen combines practicality with style—featuring bespoke oak cabinetry, tiled surrounds, a high-end Rangemaster cooker, integrated appliances, and ample space to entertain. Just beyond, a separate utility room and practical rear hall add everyday convenience, complemented by a well-appointed cloakroom.

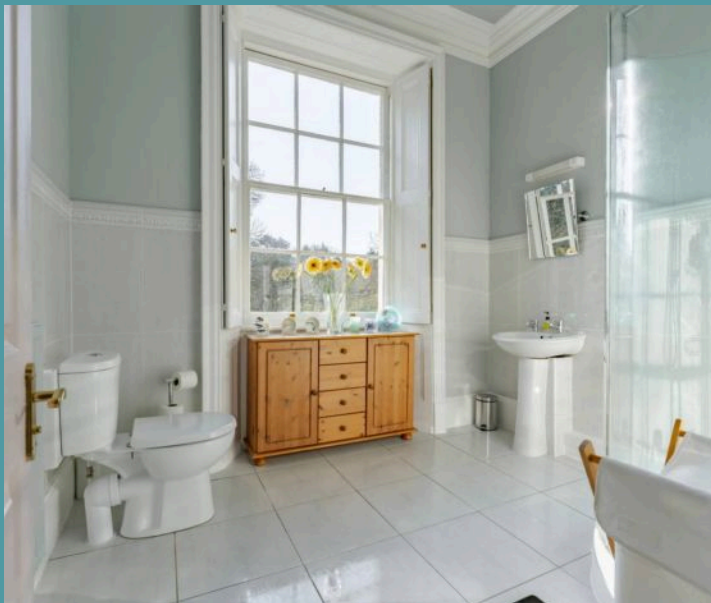


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Upstairs, the sense of scale continues. The principal bedroom is palatial, with three shuttered sash windows offering panoramic views over the gardens and beyond. One further double bedroom feature it's own private en-suite, ideal for guests or family members seeking their own space.

The third and fourth bedroom, bright and versatile, makes for an excellent home office, nursery or reading room. The family bathroom, generously sized, includes a bath and sleek finishes throughout. Every room is thoughtfully designed, with traditional radiators, original sash windows, and ceiling heights that enhance the feeling of openness.





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Outside, the home boasts a substantial private garden—lush, secluded, and ideal for outdoor dining, summer lounging, or even light gardening. The wider grounds of Coltishall Hall are a standout feature: lovingly landscaped, seasonally planted, and professionally maintained throughout the year. The property also benefits from two parking spaces, conveniently positioned for easy access without compromising the home's peaceful setting.

Coltishall Hall is more than a home—it's a heritage address, a riverside sanctuary and a lifestyle opportunity seldom found, having been lovingly owned and cared for by the same custodians since its transformation from grand hall to distinguished residence.

Agents Note

Sold Leasehold, with a share of freehold

Connected to all mains services.

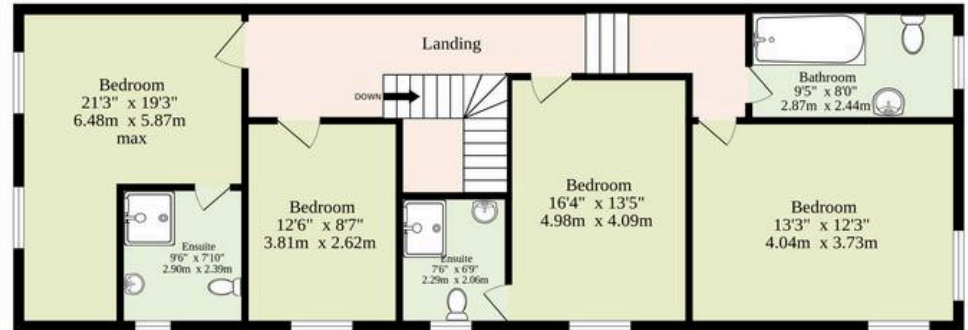
Maintenance: £ 6,111 p/a



Ground Floor
1248 sq.ft. (115.9 sq.m.) approx.



1st Floor
1379 sq.ft. (128.1 sq.m.) approx.



TOTAL FLOOR AREA : 2627 sq.ft. (244.1 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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