



4 Kings Road, Coltishall - NR12 7DX

£425,000 Freehold

Introducing this immaculately presented four-bedroom detached house, offering spacious and comfortable living in a sought-after location, close to the River Bure, Coltishall Common, and excellent local amenities. This home is ideal for family living, with a large 27' lounge filled with natural light from double aspect windows, and a separate dining room with French doors leading to the garden, perfect for entertaining. The practical kitchen provides ample storage space, while the upstairs master bedroom offers generous proportions, complemented by a modern family bathroom. With the added benefit of a downstairs WC and storage throughout, this property is as functional as it is stylish. Outside, the low-maintenance rear garden includes a good-sized lawn and patio area, while off-road parking and a garage add to the property's convenience. With excellent local schools, shops, and transport links nearby, this home truly has everything a family could need.

Location

Kings Road in Coltishall is a sought-after location in a well-regarded Norfolk village set along the River Bure. The area offers easy access to the Broads and Coltishall Common, perfect for riverside walks, paddleboarding, and outdoor activities. The village is home to excellent schools and a strong community feel. Well-known pubs, cosy cafés, and independent shops are all within walking distance, adding to the charm of everyday living. With convenient transport links to Norwich and a peaceful village setting, it's an ideal spot for those looking to enjoy countryside living without feeling remote.

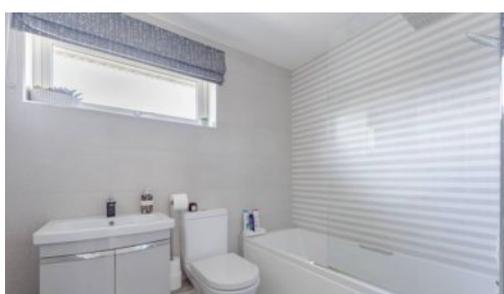


Agents notes

We understand that the property will be sold freehold, connected to all mains services.

Heating system- Gas Central Heating

Council Tax Band- D



Kings Road, Coltishall

Upon entering through the entrance hall, you are greeted by a conveniently located WC and storage cupboards, setting the tone for convenience and practicality throughout.

The property boasts a large 27' lounge, flooded with natural light from its double aspect windows and providing a welcoming space for relaxation, entertaining guests, or enjoying quiet evenings with the family.

A separate dining room, with French doors opening to the outside, offers a bright and spacious area for entertaining and extending the living space.

The fitted kitchen includes wood-effect cupboards, ample counter space, a tiled floor, and a tiled backsplash. It's a practical space for meal preparation and family gatherings. Access to a rear lobby area provides easy access to both the rear and front gardens, enhancing the flow of the property.

Heading upstairs, the landing offers convenient access to the partially boarded loft, providing valuable additional storage space, as well as a storage cupboard. There are four spacious bedrooms, two of which benefit from built-in cupboards. The master bedroom is generously proportioned and features a versatile area that could be used as a dressing area or additional seating space.

Completing this floor is the modern family bathroom, featuring a fully tiled design, a panelled bath with a shower over, perfect for relaxation.

Double glazing is also fitted throughout the property, ensuring energy efficiency and added comfort.

Externally, the property offers a low-maintenance, private, enclosed rear garden. This outdoor space includes a good-sized lawned area with mature plants and shrubs, a patio seating area perfect for outdoor dining, all enclosed by timber fencing for privacy.

To the front, a lawned garden with mature plants and shrubs complements the overall kerb appeal.

Off-road parking is provided by the brick weave driveway leading to the garage, ensuring convenience for residents and visitors alike.



Ground Floor
673 sq.ft. (62.5 sq.m.) approx.



1st Floor
425 sq.ft. (39.5 sq.m.) approx.



Sqft Excludes Rear Lobby

TOTAL FLOOR AREA : 1345sq.ft. (125.0 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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