



3 Old Hall Mews Watton Road, Colney

£325,000 Freehold

Guide Price £325,000 - £350,000. This exceptional barn conversion, part of a select group of three properties in Colney, is located within a private, gated development, providing an unparalleled blend of charm and seclusion. The home effortlessly blends historic charm with modern living, featuring exposed beams, a log burner, and a sleek, contemporary kitchen. Its thoughtfully designed layout ensures a seamless flow throughout, with two spacious bedrooms and a stylish bathroom. Outside, the flint-clad façade and surrounding green spaces enhance its unique appeal, providing both tranquility and connection to nature. With the added benefit of secure entry and two allocated parking spaces, this property strikes the perfect balance between seclusion and accessibility.

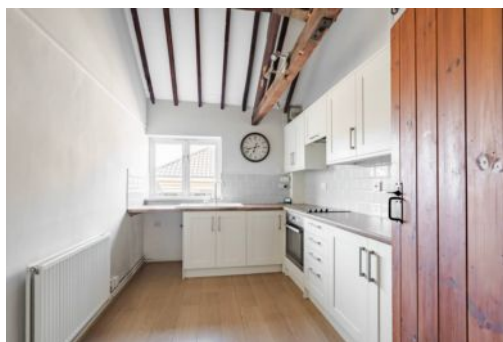
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The Location

Colney is just a short drive from the vibrant city of Norwich, where a wealth of amenities await. From high-end shopping and exquisite dining options to cultural landmarks such as Norwich Cathedral and the Sainsbury Centre for Visual Arts, the city offers something for everyone. Explore the historic streets, browse boutique stores and immerse yourself in the rich arts and entertainment scene that Norwich has to offer.

Commuting and travel are effortlessly convenient, with excellent transport links via the A47 and A11, ensuring smooth connections to surrounding areas. Norwich International Airport is within easy reach, providing access to domestic and international destinations. For those needing to commute further afield, Norwich railway station offers direct services to London, making business trips and city excursions a hassle-free experience.

Colney itself boasts a range of local attractions and amenities, including the renowned Norfolk and Norwich University Hospital and the University of East Anglia, making it an ideal location for professionals, academics, and healthcare workers. Green open spaces and picturesque walking trails add to the village's charm, while local pubs and community hubs offer a welcoming atmosphere for residents. Whether you're seeking a tranquil countryside lifestyle with easy access to city comforts or a well-connected location with a thriving community, Colney provides the perfect balance.

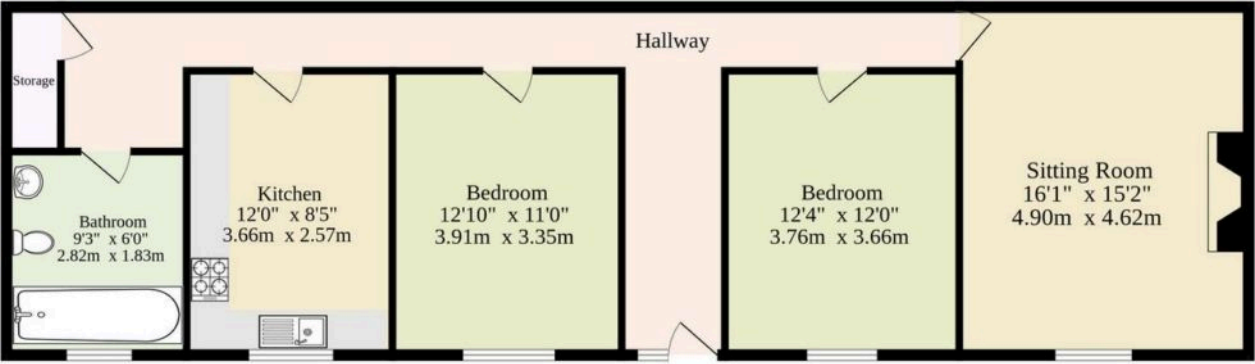
Old Hall Mews

This remarkable barn conversion in Colney is one of only three properties within an exclusive gated development, combining unique character with a sense of privacy. A secure entry system, complete with private traffic lights, enhances security and convenience. Ideally located, it's just a short stroll to the hospital and offers easy access to the UEA and city centre. With two allocated parking spaces and a picturesque green outlook, this home effortlessly blends seclusion with



Tenure: Freehold

Ground Floor
934 sq.ft. (86.8 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.8 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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