



4 Tavern Court High Street, Coltishall - NR12 7DH

£350,000 Freehold

Set in a prime riverside position just off the High Street in the ever-popular village of Coltishall, this beautifully presented end-of-terrace home spans three storeys and offers stylish, well-planned living throughout. Boasting three double bedrooms, including a top-floor room with its own en-suite shower room, a contemporary family bathroom, and a convenient downstairs WC, it's ideal for modern family life. The generous lounge is filled with natural light and offers ample space for dining, while the modern fitted kitchen is both functional and elegant. Outside, the enclosed courtyard-style garden provides a private space with rear access to an allocated parking space on a shared driveway.

Enjoying a central location within the village, the home offers easy access to local amenities and riverside walks.

Location

Tavern Court enjoys a prime position just off the High Street in the ever-popular village of Coltishall, known as the gateway to the Norfolk Broads. This picturesque riverside village offers a vibrant yet relaxed lifestyle, with the River Bure just a short walk away, perfect for boating, paddleboarding and scenic strolls. Residents benefit from an excellent selection of local amenities, including charming pubs, independent cafés, shops and a convenience store, all within easy reach. With Norwich approximately eight miles to the south and good road connections, Coltishall is ideal for those seeking countryside living with access to city convenience.

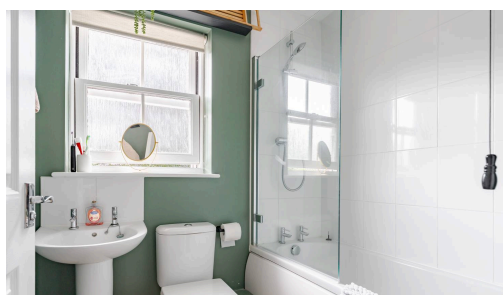


Agents notes

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

Heating system- Gas Central Heating

Council Tax Band- D



High Street, Coltishall

Step inside through the front door into a welcoming hallway where you'll find a conveniently positioned downstairs WC which is a practical feature ideal for guests and everyday use.

From here, continue into the modern fitted kitchen, a well-designed and inviting space offering ample counter space, inset ceiling lights, and sleek tiled flooring that's both stylish and easy to maintain. A gas hob with extractor fan sits alongside a split level Bosch oven, providing added cooking flexibility, while an open plate rack offers a charming display feature. Integrated appliances including a dishwasher and fridge-freezer are thoughtfully incorporated, and plumbing for a washing machine is already in place, all coming together to create a kitchen that's as functional as it is elegant.

From the kitchen step into the generous lounge where you're immediately met with natural light pouring through both a window and French doors leading to the garden. This bright, airy space is finished with comfortable carpet flooring and offers plenty of room for both relaxing and dining. A generous under-stair storage cupboard adds extra practicality to the room.

Make your way up to the first floor, where the landing hosts another useful storage cupboard. Two spacious double bedrooms await, each filled with natural light and finished with soft carpet flooring and inset ceiling lights. The contemporary family bathroom is also found on this floor, featuring a panelled bath with a shower over, tiled surrounds, and coordinating tiled flooring for a smart, easy-care finish.

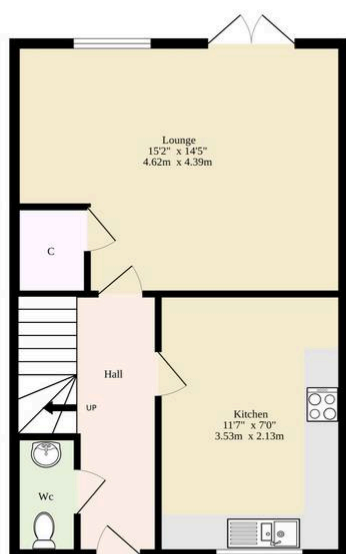
Continue up to the second floor where you'll find the final double bedroom. This top-floor space benefits from built-in storage and its own stylish en suite shower room complete with a glass shower cubicle, sleek tiling, and modern fittings, which is perfect for guests or a private main suite.

Double glazing is fitted throughout the home, offering both comfort and efficiency, with a new Ideal Heating Logic System installed.

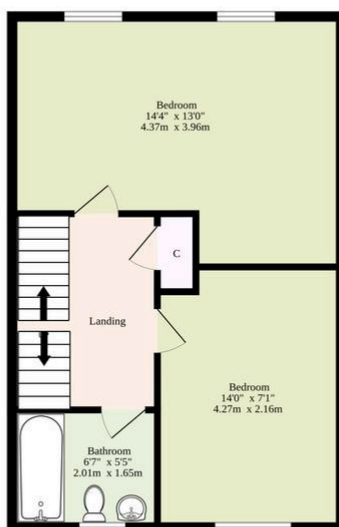
Outside the low maintenance enclosed courtyard style garden is finished with decorative shingles and offers a private and inviting space perfect for outdoor dining, relaxing with friends, or simply enjoying some fresh air. A gate at the rear leads directly to your allocated parking space on a shared driveway ensuring everyday convenience.



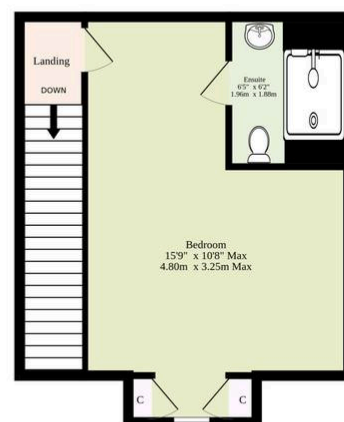
Ground Floor
365 sq.ft. (33.9 sq.m.) approx.



1st Floor
361 sq.ft. (33.5 sq.m.) approx.



2nd Floor
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1109sq.ft. (103.0 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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