



20 College Close, Coltishall

Guide Price £425,000

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Coltishall, Norwich

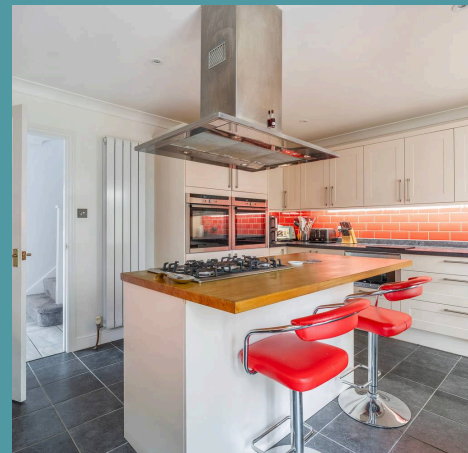
Guide Price £425,000 - £450,000. Backing onto rolling meadows, this beautifully presented four-bedroom detached home delivers a mix of countryside appeal and modern comfort in the sought-after village of Coltishall. Lovingly updated interiors create a warm and welcoming atmosphere, featuring refined living spaces filled with natural light. The stylish open-plan kitchen and spacious conservatory provide seamless flow and inviting areas for family life and entertaining. Upstairs, four well-proportioned bedrooms and a thoughtfully refurbished bathroom ensure ample comfort for all. Outside, the landscaped three-level garden and bespoke garden room offer a secluded environment with stunning views over the meadowland. Set in a peaceful location yet close to vibrant village amenities, this home beautifully balances serene living with contemporary convenience.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





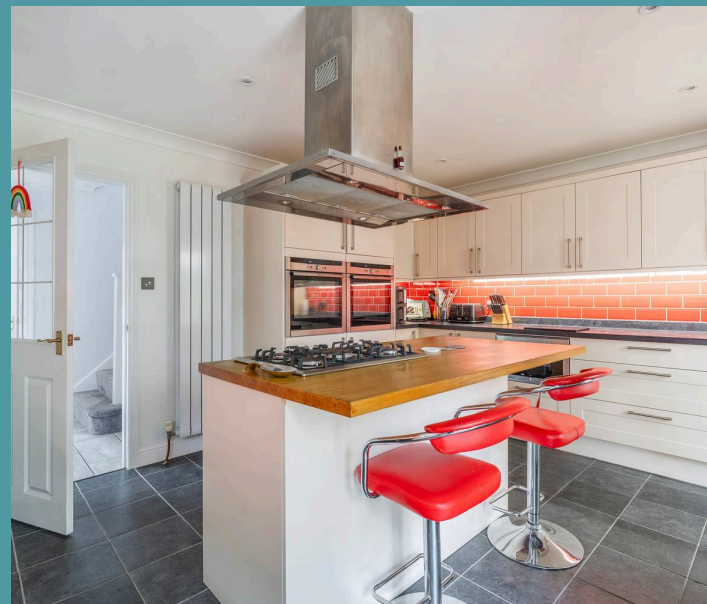
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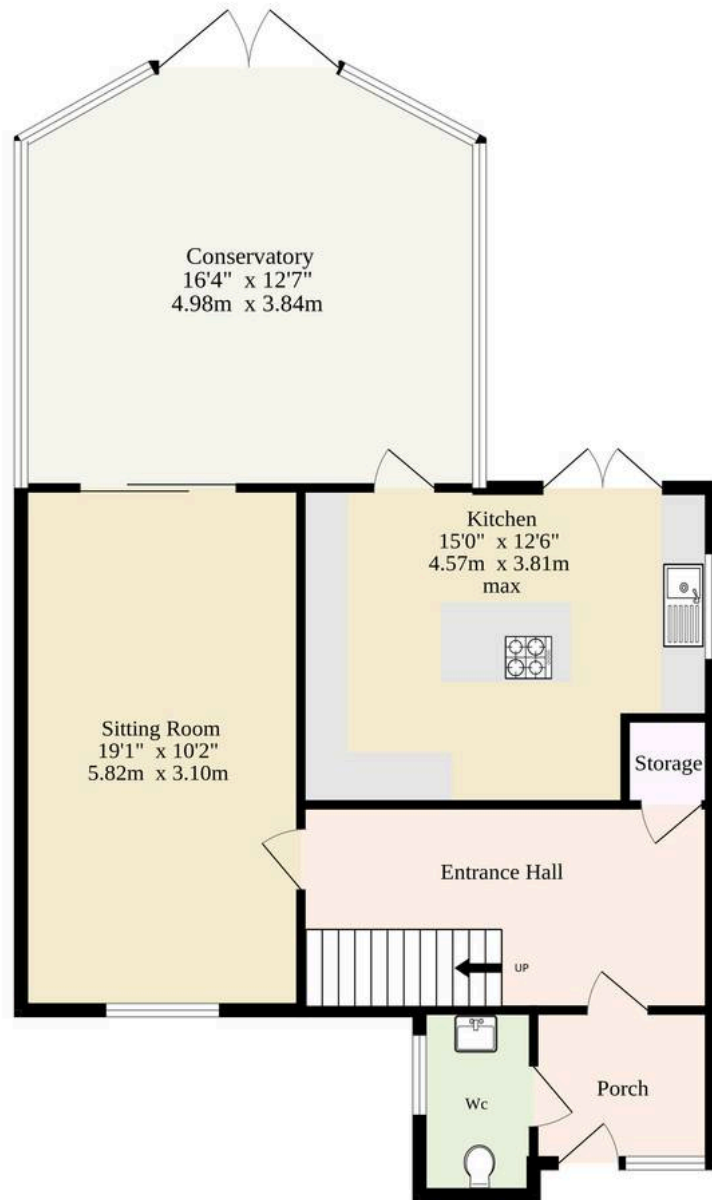
The Location

Coltishall is a much-loved Norfolk village that blends a vibrant local spirit with the natural beauty of riverside living. Set along the River Bure, a light scattering of moored boats and gentle wildlife gives a nod to its connection with the Broads, though life here feels more about community and quality of day-to-day living. At the heart of the village, the Rising Sun is a true favourite; this popular riverside restaurant offers hearty plates and relaxed bench seating right by the water's edge — on warm summer days, the buzz is so lively it's often a challenge to find a free spot.

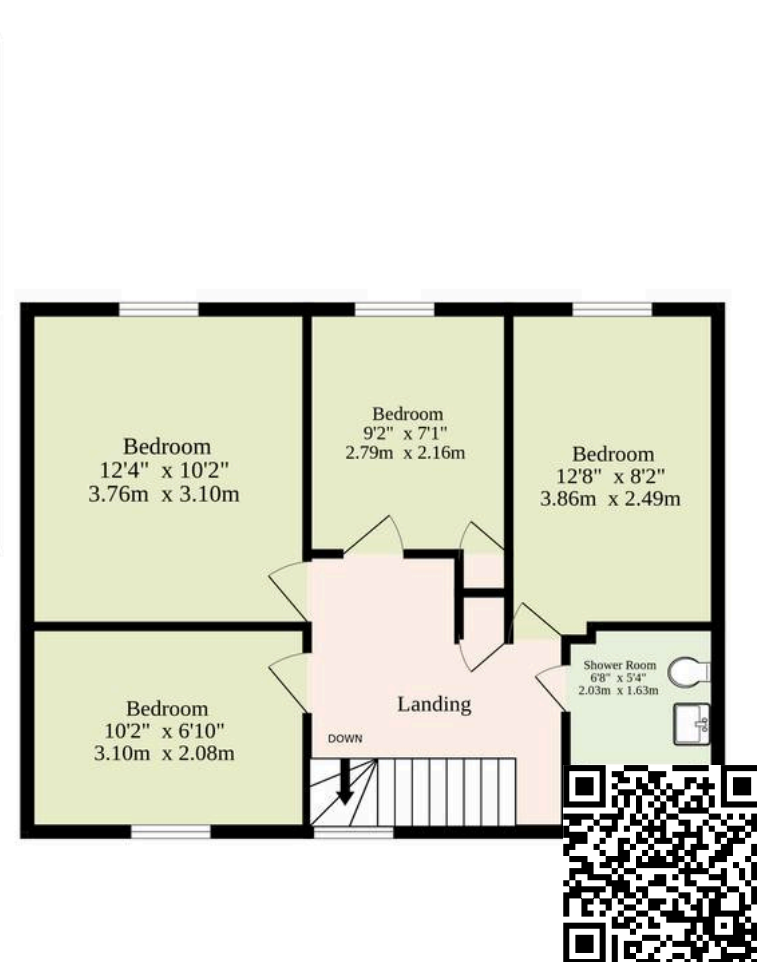


Food lovers are spoiled for choice with the

Ground Floor
852 sq.ft. (79.2 sq.m.) approx.



1st Floor
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1310 sq.ft. (121.7 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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