



32 High Street, Coltishall

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Coltishall, Norwich

Welcome to this beautiful detached cottage offering a comfortable and contemporary feel in a quaint village location. This three-bedroom property boasts a harmonious blend of traditional charm and modern convenience, providing a tranquil retreat for its new owners. Whether you are looking for a permanent residence, a holiday home, or an investment opportunity, this property has the potential to fulfill a variety of lifestyle needs.

LOCATION

Located in the picturesque village of Coltishall in Norfolk. A charming and idyllic setting for residents and visitors alike. Located on the banks of the River Bure, Coltishall is often referred to 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 village is renowned for its beautiful riverside location, offering stunning views and a tranquil atmosphere. The River Bure provides opportunities for boating, fishing, and enjoying leisurely walks along the water's edge. Coltishall Common, a local nature reserve, is a haven for wildlife and a perfect spot for picnics or peaceful strolls.

Coltishall boasts a rich heritage, with historic buildings and architecture that add to its unique character. The village centre is home to a selection of charming shops, cafes, and traditional pubs, creating a delightful community atmosphere. Residents can explore local boutiques, indulge in delicious food, or simply relax and enjoy the friendly ambiance.

Despite its rural charm, Coltishall benefits from convenient transport links, including bus services and road connections, ensuring easy access to nearby towns and cities. The village is just a short drive away from Norwich, the bustling regional capital, offering a wide range of amenities, shopping centers, and cultural attractions.





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Upon entering, you are greeted by a welcoming entrance hall. Your attention is instantly drawn to the spacious sitting room, whilst feeling the warmth from the log burner. Perfect for your most comfortable furniture and decorative items. Located on the ground floor is a convenient WC, for added convenience.

At the heart of the home lies an incredible kitchen/diner, ensuring effortless interaction when hosting occasions or everyday family living. It is well-equipped with high quality units and integrated appliances to enhance your cooking experience. With ample amount of space for your dining set-up, encouraging gatherings with family and friends.

Ascend to the first floor, where you will find three bedrooms, each thoughtfully designed to offer comfort and privacy. One of the bedrooms flaunts a private ensuite, providing a touch of luxury for the occupants. A family shower room caters to the additional bedrooms, comprising of a modern three piece suite.

Beyond the main dwelling, a versatile outbuilding offers endless possibilities - whether its converted into a home office, studio, or additional storage space, adding flexibility to the property.



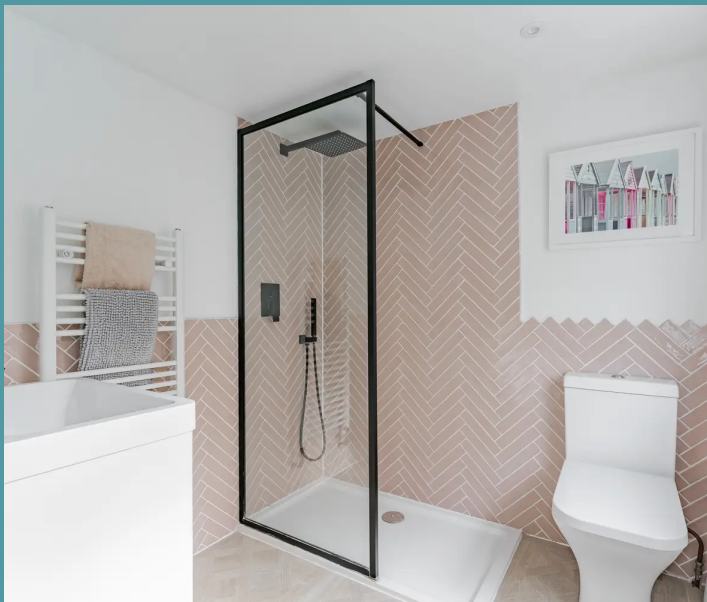


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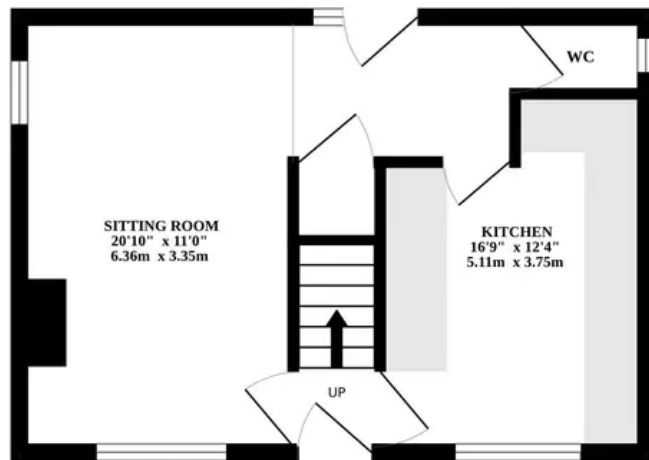
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Towards the rear is a well maintained garden, consisting of a laid to lawn and a patio area for your outdoor furniture. Overall it is fully enclosed so you can enjoy in seclusion. Off-road parking is located at the back of the property for all family members and visitors.

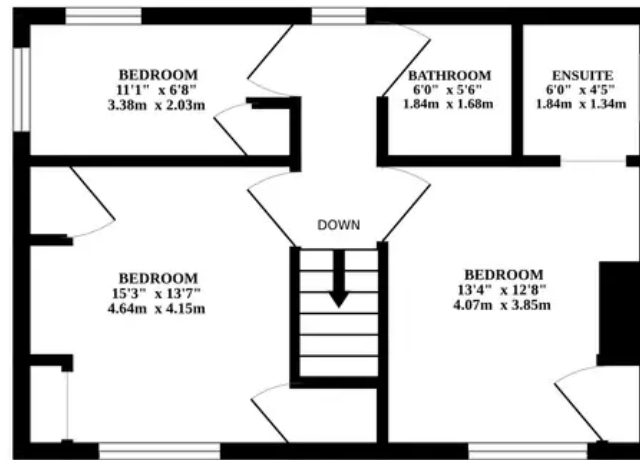
- BEAUTIFUL DETACHED COTTAGE
- COMFORTABLE AND CONTEMPORARY FEEL
- SPACIOUS SITTING ROOM - LOG BURNER
- HIGH QUALITY KITCHEN/DINER
- THREE BEDROOMS - ONE WITH A PRIVATE ENSUITE
- FAMILY SHOWER ROOM
- VERSATILE OUTBUILDING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING AT THE REAR
- QUAIN VILLAGE LOCATION



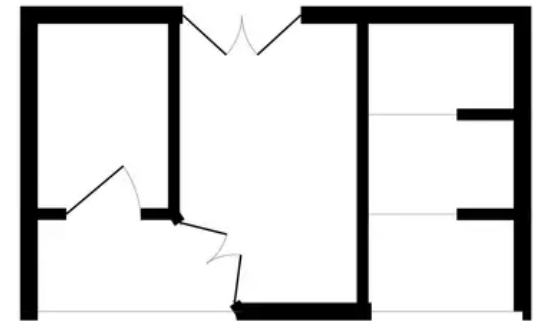
GROUND FLOOR



1ST FLOOR



OUTBUILDING



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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