



27 College Close, Coltishall

Norwich



Minors & Brady



Positioned on College Close, this three-bedroom home immediately captures attention with its flowing layout and versatile living spaces. A practical hallway leads to a WC and a well-sized kitchen, setting the tone for a home built around comfort and functionality. The sitting room opens seamlessly into the dining area and conservatory, creating a light-filled space perfect for both relaxing and entertaining. A dedicated office adds flexibility for work or study, while a small section of the garage provides convenient storage for outdoor equipment. Upstairs, three bright bedrooms and a family bathroom offer adaptable spaces for family life. Outside, a brickweave driveway provides ample parking, and the low-maintenance garden is rich with shrubs and greenery, offering a private, inviting retreat. Coltishall's riverside charm and community spirit are just a short walk away, with pubs, restaurants, and scenic walking routes on the doorstep. This home is ready to welcome its new owners, offering both potential and a desirable village setting.

- Three well-proportioned bedrooms offering flexible accommodation for family or guests
- Family bathroom with practical layout
- Large sitting room flowing into the dining area, creating a bright and versatile living space
- Conservatory overlooking the garden, ideal for relaxing or entertaining
- Separate office/study, perfect for working from home or hobbies
- Kitchen with a functional layout and space for appliances
- Small section of garage retained from a part conversion, ideal for storing bikes or outdoor equipment
- Brickweave driveway providing off-road parking for multiple vehicles
- Generous, low-maintenance garden with mature shrubs and greenery, offering privacy and outdoor enjoyment
- Highly desirable Coltishall location, close to local pubs, restaurants, shops, riverside walks, and scenic countryside







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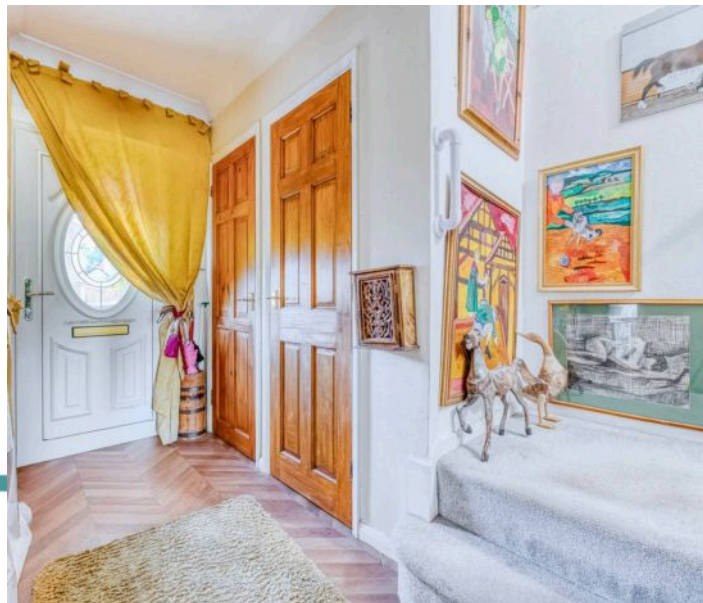
## 27 College Close

Coltishall, Norwich

### 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 Recruiting Sergeant, a celebrated local pub offering excellent dining in a relaxed, characterful setting that's perfect for winding down. Everyday essentials are easily covered with the village Londis, which not only stocks a good range but also connects you to a variety of takeaway options for cosy nights in. For those who like to stretch their legs, Coltishall offers an enviable network of well-trodden walking routes, loved by locals and visitors alike, winding through pretty countryside and along scenic riversides.



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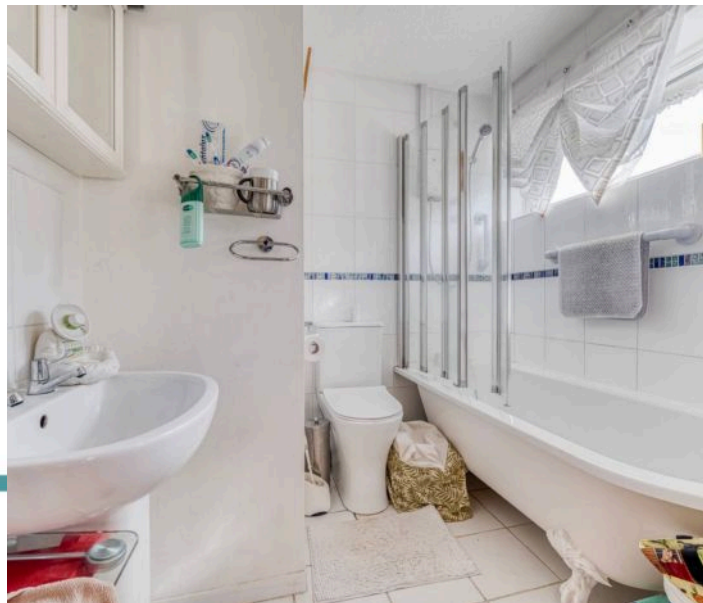
### College Close, Cotishall

This charming three-bedroom home is situated in the highly desirable village of Coltishall, offering a comfortable and versatile living space for families or those looking for a peaceful setting. The property welcomes you into a practical hallway, leading to a convenient WC and a well-proportioned kitchen.

The large sitting room opens into the dining area, creating a light and airy flow that extends into the conservatory. This space is ideal for relaxing, entertaining, or enjoying views of the garden. A separate office provides a quiet area for work or study, while a small section of the garage remains from a part conversion, perfect for storing bikes or outdoor equipment.

Upstairs, the property offers three good-sized bedrooms and a family bathroom. Each room benefits from natural light and flexible layout options, making it easy to adapt the space to your needs.

Outside, the home features a brickweave driveway providing off-road parking and a generous garden with a low-maintenance design. The garden is filled with an array of shrubs and greenery, offering a pleasant, natural backdrop while remaining easy to care for.



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## 27 College Close

Coltishall, Norwich

Borders are planted with shrubs and plants, giving the space a welcoming and vibrant feel.

This home offers a flowy layout and a spacious garden, giving you the perfect opportunity to add your own personal touches. It is a lovely property in a sought-after location, ready for its new owners to enjoy.

### Agents Note

Sold Freehold

Please note: This property is being sold by a third-party company. Buyers are advised to carry out their own research and due diligence.

Heating: Presumed gas.



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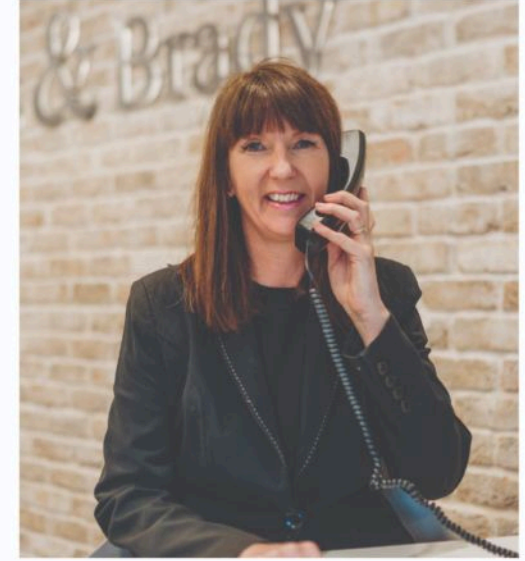
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