



## 23 Kings Road, Coltishall - NR12 7DX

£250,000

Guide Price £250,000-£270,000. Minors and Brady are pleased to present to market this spacious 3 bedroom chalet bungalow with an open plan living and dining area, three generous bedrooms and a beautiful garden with off street parking. Located in the sought after Coltishall area of the Broads, this property is ideal for families and couples or anyone looking to live in a peaceful location.

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

**Minors & Brady**  
Estate Agents, Lettings and Property Management



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## LOCATION

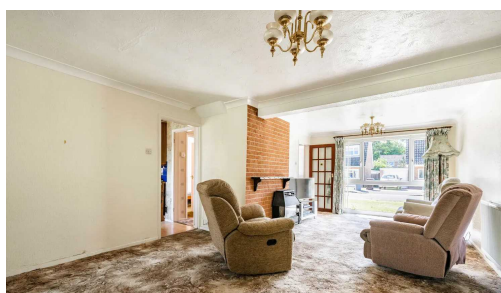
Coltishall is a charming village in the heart of the Norfolk Broads, situated on the banks of the River Bure. It is a place where you can enjoy the history and beauty of the countryside, as well as the activities and attractions of the water. Coltishall has a medieval church with stunning stained glass windows, a village green with pubs and restaurants, and a range of shops and services. You can also visit the nearby Coltishall Common, where you can moor your boat, fish, picnic or watch the wildlife. Coltishall is close to Wroxham, the capital of the Broads, where you can hire a boat, explore the waterways, or visit the famous Roys of Wroxham. Coltishall is a lovely village that offers something for everyone who loves the Norfolk Broads.



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## THE PROPERTY

Introducing this spacious 3 bedroom chalet bungalow, an ideal family home in a prime location. Enter the property through the porch into the entrance hall, connecting to the open-plan living and dining area, kitchen, downstairs bedroom and stairs to the first floor.

The property boasts a bright and spacious open-plan living and dining area with parquet flooring. The kitchen offers a built in cooker and hob with extractor over. A breakfast bar offering additional seating options and plenty of natural light through the large window and door to the rear garden. The downstairs bedroom offers a versatile space and could be used as a bedroom for family or guests, office or playroom.

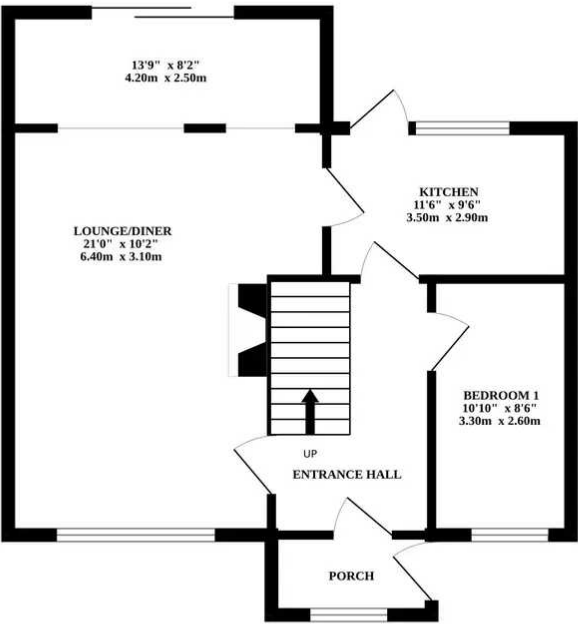
Upstairs, the property offers two generously sized bedrooms which are flooded with natural light creating a calming and peaceful atmosphere. There is a bathroom off the landing, comprising shower cubicle, WC and wash basin.

The house boasts a beautiful enclosed garden with mature shrubbery and trees to the sides, perfect for summer barbecues and outdoor activities. The driveway and garage provides off-street parking for multiple cars, ensuring all your parking needs are met.

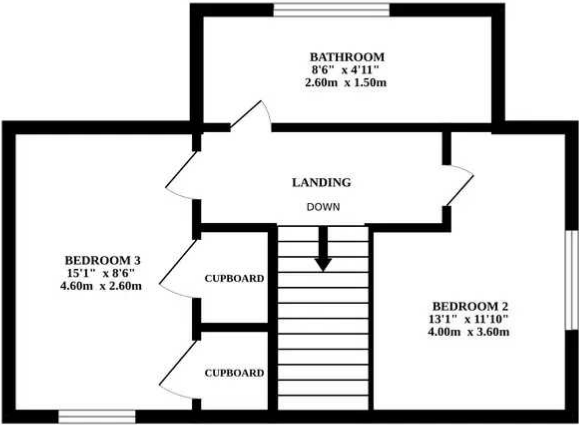
The property would benefit from redecoration and some modernisation but has great potential.



GROUND FLOOR



1ST FLOOR



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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