



Rosslyn Coltishall Road, Buxton  
Norwich



Minors & Brady

Framed by tranquil open fields, this beautifully presented village home offers a rare combination of space, style, and countryside charm with no onward chain, making it ready to move into. The home boasts an abundance of reception space, including a bright lounge, conservatory, and spacious dining area, perfect for family living and entertaining. A superbly fitted kitchen combines style and functionality, with high-quality units, integrated appliances, and a central work area. There are three generous double bedrooms, including a master suite with en-suite, alongside a modern family bathroom. The manicured gardens are a true highlight, featuring lawns, flower beds, mature fruit trees, and a greenhouse. The property is rich in greenery, with rear gardens backing directly onto open fields, offering a private and picturesque setting. A double garage provides ample parking and offers potential for conversion into a self-contained annex, subject to planning permission. Additional practicality is provided by a detached brick-built store and a driveway.

- Framed by fields – rear gardens flow seamlessly into open countryside, offering ultimate privacy and a serene backdrop
- Reception rooms to roam – expansive lounge, conservatory, and dining area provide abundant space for living, entertaining, and daydreaming
- Large kitchen – sleek, high-quality units with integrated appliances and a central island built for culinary creativity
- Sanctuary suites – three generous double bedrooms, including a master with en-suite, crafted for restful escapes
- Manicured outdoor canvas – gardens feature lawns, flowering beds, mature fruit trees and a greenhouse for seasonal pursuits
- Double garage with hidden potential – versatile space ripe for conversion into a self-contained annex, subject to planning
- Detached brick-built store – practical yet charming, perfect for extra storage





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# Rosslyn Coltishall Road

Buxton, Norwich

## The Location

Nestled in the picturesque Norfolk countryside, the village of Buxton offers a peaceful and community-focused lifestyle, while remaining conveniently connected to surrounding towns and transport links. Located just north of Norwich, the village is set along the banks of the River Bure, offering scenic views, countryside walks, and access to the Bure Valley Railway—a charming narrow-gauge steam railway that links Buxton with Aylsham and Wroxham.

Buxton itself enjoys a welcoming, village feel with essential amenities such as a local primary school, pub, village hall, shop, and post office, while the neighbouring riverside village of Coltishall provides further conveniences including shops, cafés, and well-regarded eateries.

For more comprehensive services, the historic market town of Aylsham is just a short drive away, offering a variety of supermarkets, independent retailers, medical facilities, and both primary and secondary schooling options.

The area is popular with those seeking a slower pace of life while still being within easy reach of Norwich city centre, which lies around 25 minutes away by car and provides a mainline rail link to London Liverpool Street. With its combination of rural charm, riverside walks, and access to the beauty of the Norfolk Broads, Buxton is an ideal setting for families, professionals, or those looking to retire to the countryside without sacrificing everyday convenience.



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# Rosslyn Coltishall Road

Buxton, Norwich

## Rosslyn, Coltishall Road, Buxton

Set in a peaceful village location, this beautifully presented property offers a rare combination of space, style and countryside charm, all in immaculate condition throughout. Benefiting from no onward chain, the home is ready to move into and offers a lifestyle of comfort and convenience.

The property boasts three generous double bedrooms, including a master suite with en-suite facilities, and a modern family bathroom. The heart of the home is a superbly fitted kitchen, designed for both style and functionality, featuring high-quality units, integrated appliances, and a central work area perfect for cooking and entertaining.

Nearby a spacious dining area provides the ideal spot for family meals or relaxed entertaining.

A bright and welcoming lounge features a multi-fuel stove, creating a warm and inviting ambiance, with direct access to the conservatory, which is perfect for year-round enjoyment and offers tranquil views over the rear gardens and surrounding fields. The conservatory's elegant design, with underfloor heating and tiled flooring, makes it a true standout feature of the property.

Externally, the home enjoys a generous driveway, providing ample parking and a double garage, which also offers potential for conversion into a self-contained annex, subject to planning permission.



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The gardens are beautifully maintained and extend to the rear with a combination of lawn, flower beds, shrubs, mature fruit trees, greenhouse, and a timber shed with power and lighting, creating an ideal space for gardening, relaxing, or entertaining. The rear of the property backs directly onto open fields, providing a private and picturesque setting. This property offers the perfect blend of village tranquility and modern living, with exceptional attention to detail throughout. An internal inspection is highly recommended to fully appreciate the quality, space, and outlook this home has to offer.

Agents Note

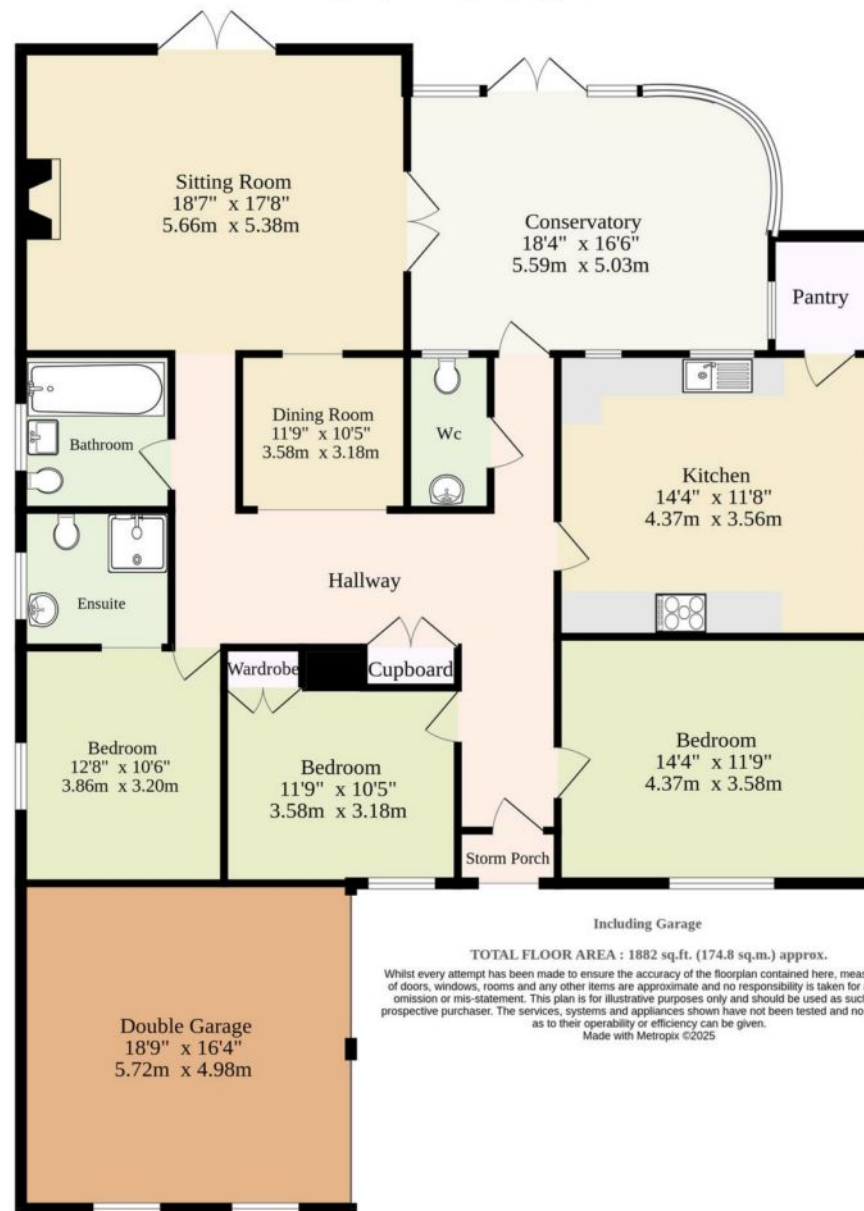
Sold Freehold

Connected to all mains services.



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Ground Floor  
1882 sq.ft. (174.8 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 1882 sq.ft. (174.8 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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# Dreaming of this home?

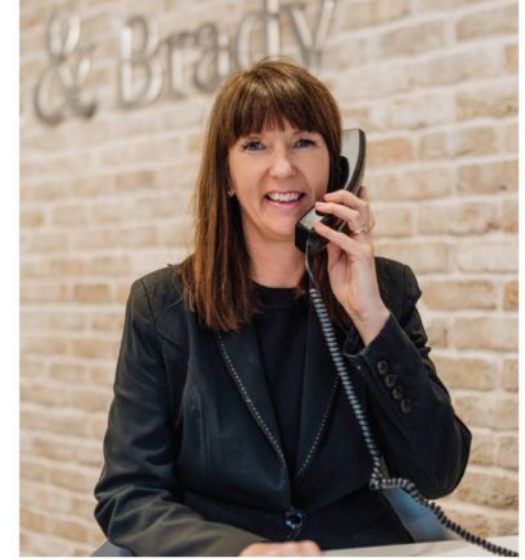
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# Minors & Brady

*Your home, our market*



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