



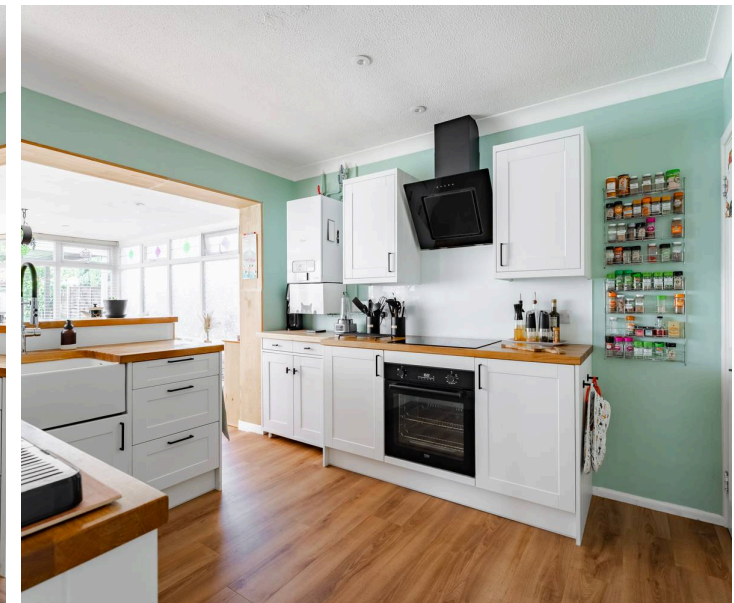
Runnymede Coltishall Road, Buxton  
Norwich



Minors & Brady

Beautifully renovated and impeccably presented, this detached village home offers stylish and versatile living in the heart of sought-after Buxton. The accommodation centres around a superb open-plan kitchen/dining room with direct access to a sunny south-west facing garden, complemented by a welcoming lounge with feature fireplace. Two generous double bedrooms, a luxurious newly fitted shower room and extensive off-road parking further enhance its appeal. Outside, the landscaped garden includes a detached studio, separate music room and a range of useful outbuildings, ideal for home working, hobbies or leisure. Combining village charm with modern convenience, the property is perfectly positioned for easy access to Norwich and the North Norfolk coast.

- Beautifully renovated detached home with move-in ready accommodation throughout
- Brand-new kitchen installed in 2025 with oak worktops, Belfast sink and integrated appliances
- Spacious open-plan kitchen/dining room with direct access to the rear terrace
- Newly fitted shower room with floor-to-ceiling tiling and luxury rainfall shower
- New boiler, new consumer unit and new flooring throughout the property
- Two generous double bedrooms with built-in storage and en-suite cloakroom to the principal bedroom
- South-west facing landscaped garden enjoying sunshine throughout the day and into the evening
- Detached garden studio and separate music room, both with independent consumer units
- Garage, greenhouse, raised vegetable beds and useful timber storage sheds
- Extensive gravel driveway providing off-road parking for up to six vehicles



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# Runnymede Coltishall Road

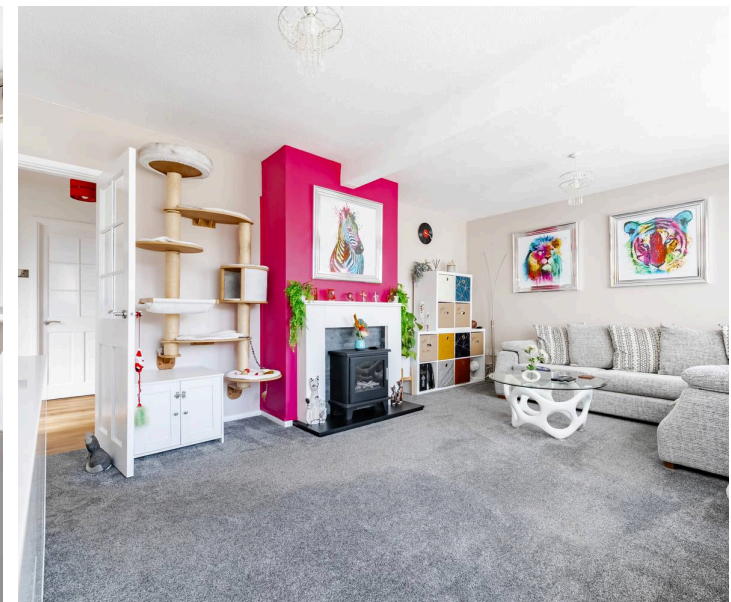
Buxton, Norwich

## The Location

Set 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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# Runnymead Coltishall Road

Buxton, Norwich

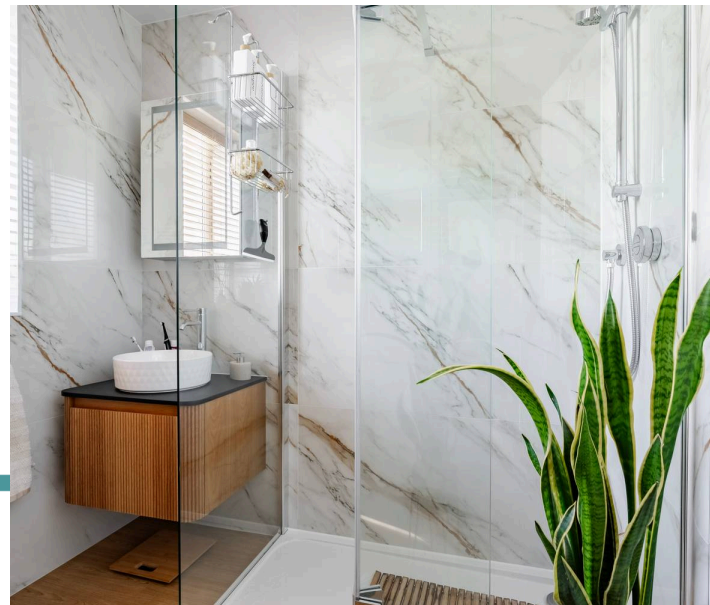
## Coltishall Road, Buxton

Occupying a generous plot within the sought-after riverside village of Buxton, this beautifully presented detached home has been extensively renovated and improved to create a stylish and highly versatile residence, ideally suited to modern living. Set well back from the road and approached via a substantial gravelled driveway providing off-road parking for up to six vehicles, the property combines attractive village living with practicality, space and excellent access to both Norwich and the North Norfolk coastline.

The property enjoys a wonderful setting, with local amenities close at hand including the village store, primary school, pre-school and popular takeaway, whilst the picturesque River Bure and historic Buxton Mill contribute to the area's charm and strong sense of community.

Having undergone significant improvement throughout, the accommodation is beautifully presented and ready to move straight into. Recent upgrades include brand-new flooring throughout the home, a newly fitted kitchen, a newly installed shower room, a new boiler and a new consumer unit, providing buyers with the reassurance of substantial recent investment.

The heart of the property is undoubtedly the impressive open-plan kitchen and dining room. Installed in 2025, the kitchen has been thoughtfully designed to combine style and functionality, featuring oak worktops, a Belfast sink, integrated oven and hob, integrated fridge and freezer, integrated dishwasher, integrated washing machine and a useful pantry cupboard.



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# Runnymede Coltishall Road

Buxton, Norwich

Designed with modern lifestyles in mind, this sociable space provides ample room for both everyday family life and entertaining guests, while double doors open directly onto the rear terrace, creating a seamless connection between the indoor and outdoor living areas.

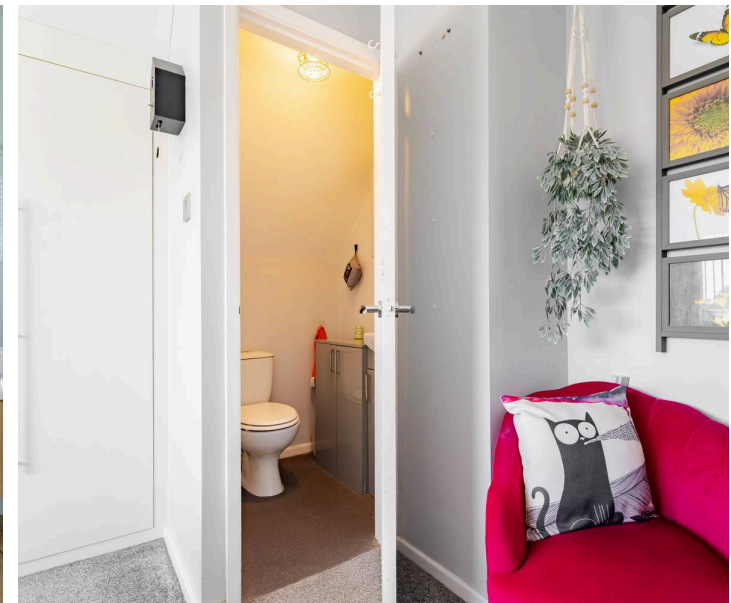
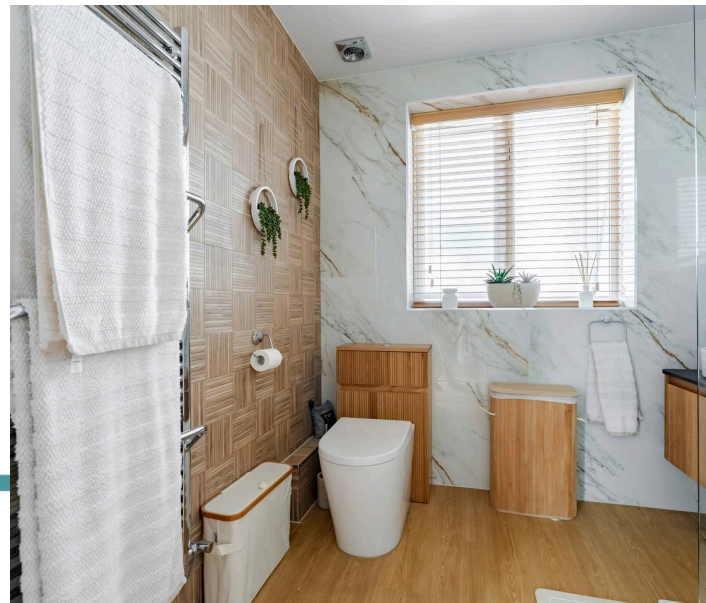
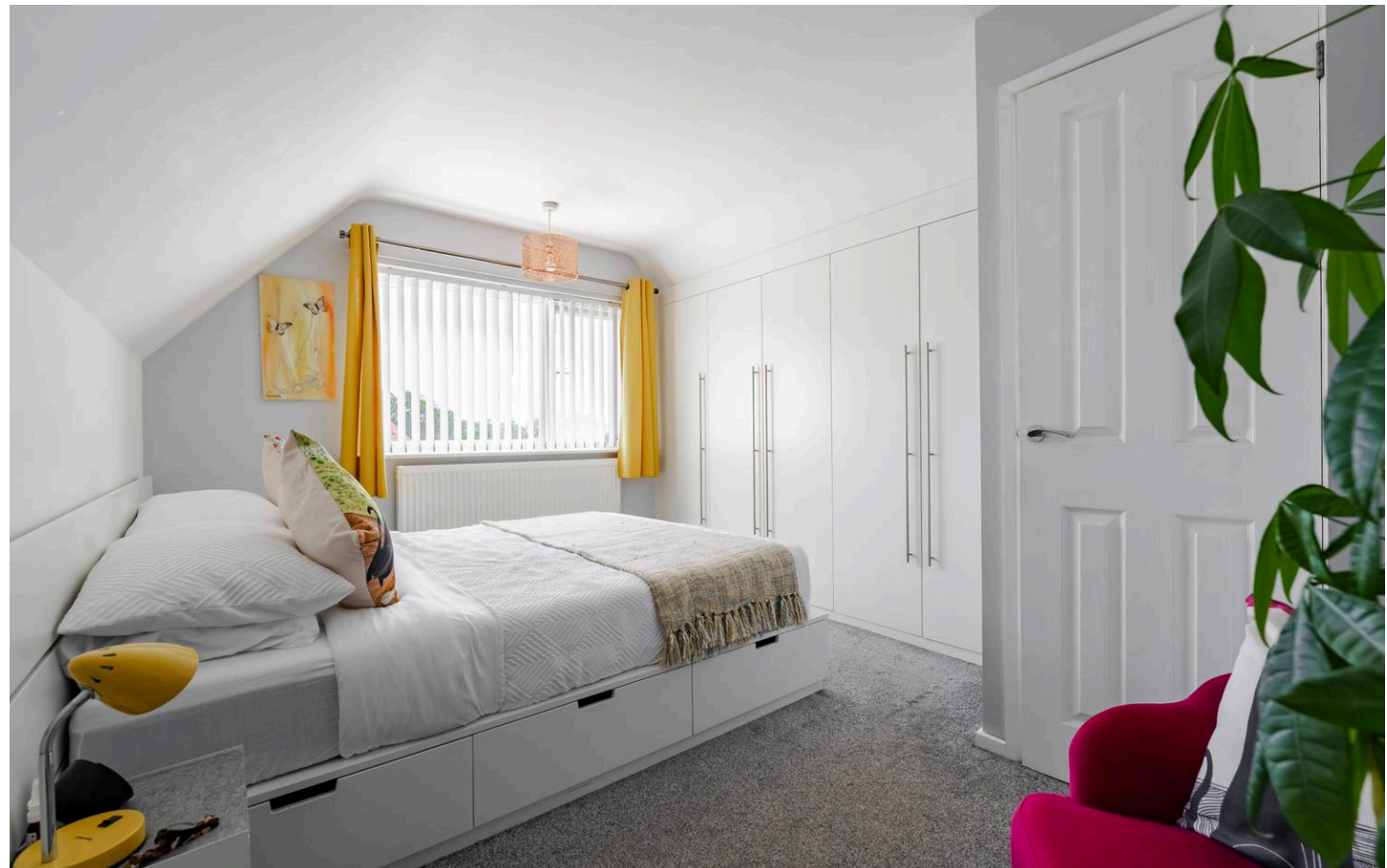
The family lounge offers a comfortable and inviting environment in which to relax, centred around an attractive feature fireplace that adds warmth and character. Natural light flows throughout the principal living spaces, enhancing the home's bright and airy feel.

The first floor provides two generously proportioned double bedrooms, both benefiting from built-in storage solutions that maximise practicality while maintaining a clean and uncluttered feel.

The principal bedroom is further enhanced by a private en-suite cloakroom, providing an additional level of convenience. Both bedrooms enjoy a peaceful outlook and are perfectly suited for homeowners, guests or those seeking additional space for home working.

Complementing the accommodation is a stunning newly installed shower room, completed in 2025 and finished to an excellent standard with floor-to-ceiling tiling, contemporary fittings and an impressive rainfall shower, creating a stylish and luxurious space for everyday use.

The outdoor space is a particular feature of the property. To the rear, a beautifully maintained south-west facing garden enjoys sunshine throughout much of the day and well into the evening, making it ideal for outdoor dining, entertaining and relaxation.



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# Runnymede Coltishall Road

Buxton, Norwich

A paved terrace adjoins the house and provides an excellent seating area, whilst the enclosed lawned garden has been thoughtfully landscaped to create an attractive and functional environment. Meandering pathways lead through the garden to a wonderful collection of outbuildings and lifestyle spaces.

Of particular note is the detached garden studio and separate music room, both benefiting from their own consumer units, creating excellent flexibility for home working, creative pursuits, fitness space, hobbies or recreational use. The garage provides additional storage and workshop potential, further enhancing the property's versatility.

Beyond the main garden lies a charming and productive area featuring a greenhouse, water butt and raised growing spaces, creating an ideal environment for those looking to cultivate their own fruit, vegetables and seasonal produce. This secluded section of the garden adds another dimension to the outdoor lifestyle on offer and is likely to appeal to keen gardeners and those seeking a greater connection to home-grown living.

Further practical benefits include two external double power sockets, providing convenient access for gardening equipment, workshop use, outdoor entertaining or electric vehicle charging solutions.

## Agents Note

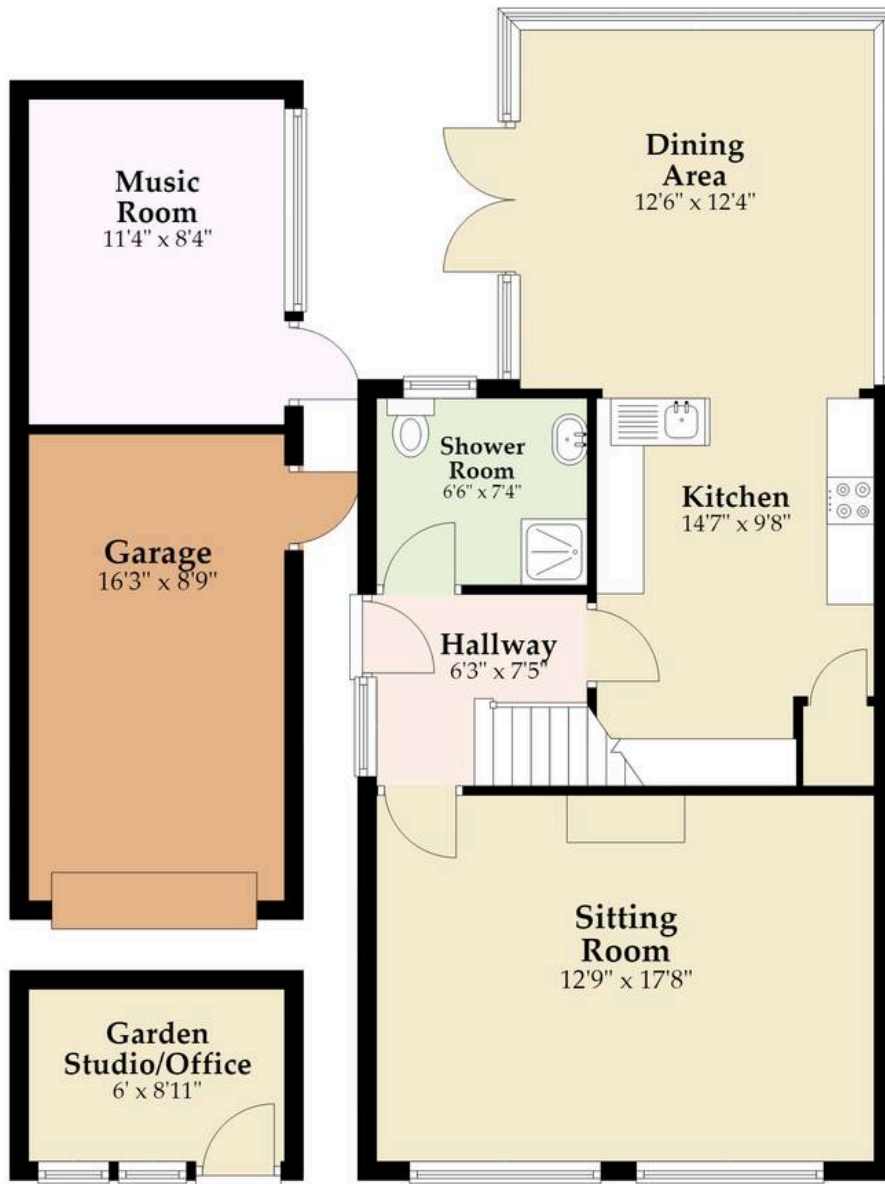
This property will be sold freehold and connected to mains water, electricity, gas and drainage.



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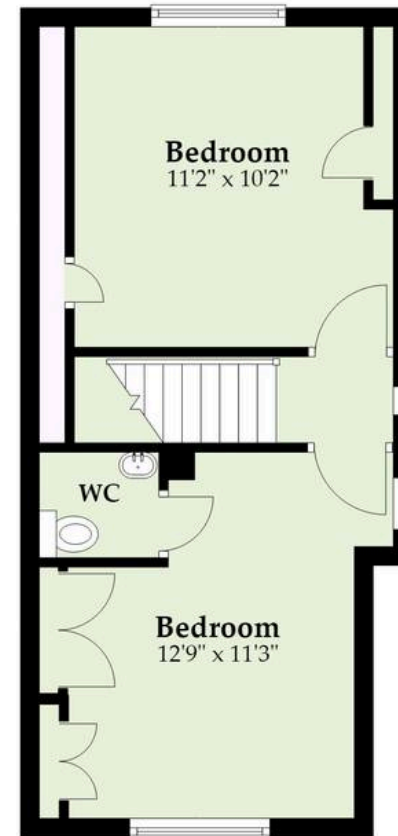
### Ground Floor

Approx. 910.7 sq. feet



### First Floor

Approx. 291.2 sq. feet



Total area: approx. 1201.8 sq. feet



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.

Plan produced using PlanUp.

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