



Southern Comfort Norwich Road, Colton

£450,000 Freehold

Revealing a wealth of potential, this property offers significant scope for future growth and modernisation, with a large plot providing endless possibilities for expansion (subject to planning permission). The spacious layout includes four well-proportioned bedrooms, a versatile open-plan kitchen and dining area, and a comfortable lounge that could be easily updated to suit modern tastes. A light-filled conservatory enhances the home's bright and airy feel, while an additional room offers the flexibility to serve as a fifth bedroom or study. The recently updated wet room and separate WC provide practical features with plenty of potential for further upgrades. Outside, the generous rear garden and patio area create a perfect space for outdoor living, and the in-and-out driveway, along with the double garage featuring a mechanic's pit.

Council Tax band: E

Tenure: Freehold

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The Location

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The Location

This charming property is located in the idyllic village of Colton, a serene and rural area within Norfolk. The village itself offers a warm sense of community with its local Church, shop, and a well-regarded pub, ensuring everyday conveniences are right on your doorstep. Colton is conveniently situated just 8 miles west of Norwich, now part of the parish of Marlingford, offering both peaceful surroundings and easy access to the bustling city.

Within the immediate vicinity, Colton enjoys an array of leisure and recreational facilities. The village is home to its own pub, where you can enjoy meals and drinks, and within just a three-mile radius, there are three additional pubs, perfect for enjoying a meal out or a relaxing pint. The area is also close to the renowned farm shop 'The Goat Shed,' a must-visit destination for food lovers. It offers a fantastic spot for a breakfast or a Sunday roast, complemented by a deli full of local produce. Families and food enthusiasts alike will enjoy the goats experience and outdoor seating, creating a perfect environment for a relaxing morning/afternoon out.

Further convenience is found just two miles away, at a large retail park that includes a supermarket, Range, and Next, alongside numerous dining options. A park and ride service to Norwich ensures easy access to the city, while the surrounding area offers ample green space and scenic countryside, ideal for walks and outdoor activities.

Norwich Road, Colton

This impressive four-bedroom detached bungalow, set on a generous plot, is located in the highly sought-after area of Colton, Norwich. Nestled along a peaceful country lane, the property offers a large in-and-out driveway, providing ample off-road parking for multiple vehicles. as well as a double garage complete with an added mechanic's pit.





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