



18 Kings Road, Coltishall

Norwich



Minors & Brady

18 Kings Road

Coltishall, Norwich

Tucked away in a quiet corner of the sought-after riverside village of Coltishall, this modern three-bedroom home offers calm surroundings with everyday convenience close at hand. Presented in neutral tones throughout, the property provides a clean, contemporary canvas ideal for family living. A refitted kitchen and bathroom enhance the sense of modern comfort, while the generous lounge enjoys plenty of natural light and views over the private rear garden. Upstairs, three well-proportioned bedrooms offer flexibility for families, guests or home working. Outside, a driveway and garage provide practical parking and storage solutions. Positioned close to village amenities, scenic countryside and the Norfolk Broads, this home combines lifestyle appeal with thoughtful, functional living.

- Modern three-bedroom home set within a quiet residential position
- Popular riverside village of Coltishall (NR12) with scenic surroundings
- Refitted kitchen and bathroom offering contemporary style and comfort
- Spacious lounge overlooking the rear garden, ideal for family living
- Neutral décor throughout, creating an easy, move-in-ready home
- Gas central heating and double glazing
- Private, enclosed rear garden, ideal for relaxing or future landscaping
- Garage plus driveway parking, providing practical off-road parking
- Close to local shops, pubs, cafés and amenities
- Easy access to the Norfolk Broads, countryside walks and nearby towns





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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. This particular location, leading down to the green with access to the river, is a premium spot.

Situated on White Lion Road, Coltishall St James, this setting adds another layer of charm and exclusivity, making it one of the most sought-after areas in the village.

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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Kings Road, Coltishall

Set within a quiet residential position in the highly regarded riverside village of **Coltishall**, this modern three-bedroom home offers an ideal balance of peaceful surroundings, practicality and contemporary comfort. Well suited to families, first-time buyers or those looking to downsize, the property is presented in a neutral style throughout, allowing incoming buyers to move straight in while still offering scope to personalise.

The accommodation is well laid out and begins with a welcoming entrance hall, providing useful storage and access to all ground floor rooms. A convenient cloakroom sits just off the hallway, adding practicality for everyday living and visiting guests.

The kitchen has been refitted with a modern range of units and work surfaces, offering plenty of storage and preparation space. Its clean, contemporary finish works well for daily use, while side access adds convenience. There is ample room for appliances, making this a functional and well-considered part of the home.

To the rear, the generously proportioned lounge is bright and inviting, with a large window overlooking the garden that allows natural light to fill the space. This room comfortably accommodates both seating and entertaining furniture, creating a relaxed and sociable environment for family life.

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Upstairs, the first floor offers three bedrooms, all well proportioned and finished in neutral tones. Two of the bedrooms benefit from fitted wardrobes, while the third works equally well as a child's room, home office or guest space. A modern, refitted family bathroom completes the upstairs accommodation, featuring contemporary fittings and a fresh, clean finish.

Outside, the property continues to impress. To the front, a driveway provides off-road parking and access to the garage, offering both parking and additional storage. The rear garden is fully enclosed and private, mainly laid to lawn with established borders. Described as a blank canvas, it lends itself perfectly to further landscaping or outdoor seating areas, while also benefiting from direct access to the garage.

Agents Note

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



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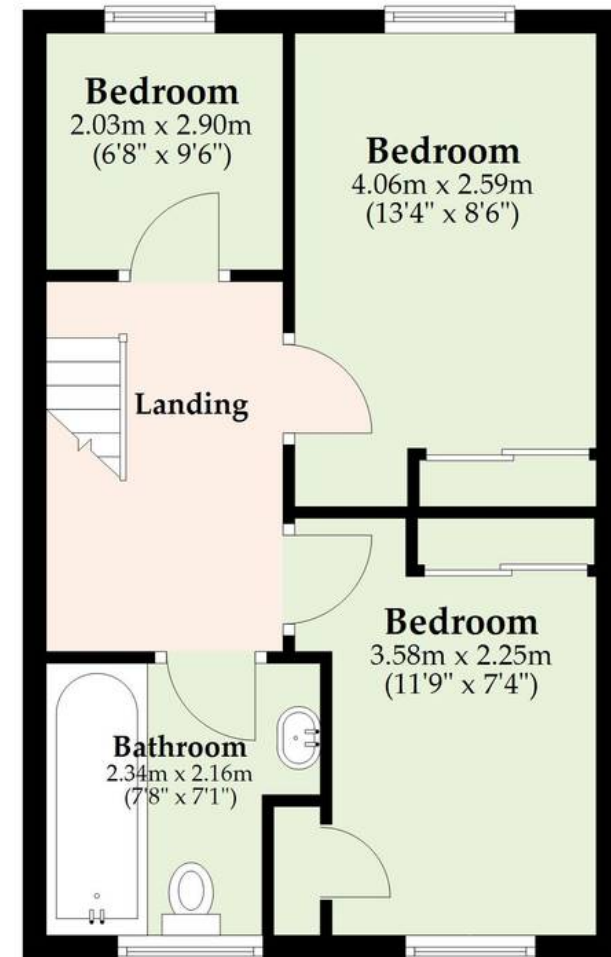
Ground Floor

Approx. 54.7 sq. metres (588.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.5 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

Sqft excludes hall, landing and garage.

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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Minors & Brady
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