



## College Close, Coltishall, NR12

A Versatile Chain Free Three Bedroom Detached House!

**GUIDE PRICE £325,000 FREEHOLD**



# A COSY HAVEN IN BEAUTIFUL COLTISHALL!

Tucked away within a quiet cul-de-sac in the ever-popular Norfolk village of Coltishall, this detached, chain free home presents an ideal opportunity for a buyer keen to add their own personal touch. Requiring modernisation, the property offers fantastic potential to create a wonderful family home.

The accommodation comprises an entrance hall, kitchen, ground floor WC, spacious lounge/diner and a conservatory overlooking the garden. The converted garage provides a versatile space, with half arranged as a home office or study and the remaining half retained as a garage for excellent storage, complete with an electric door. Upstairs, there are three generous double bedrooms served by a family bathroom, making this a well proportioned home in a highly sought after village location.



**“offers fantastic potential to create a wonderful family home.”**



## Overview

- Quiet Cul-De-Sac Location Within Coltishall
- Spacious Lounge/Diner Overlooking Garden
- Garage & Converted Office/Study Space
- Ground Floor WC & First Floor Bathroom
- Generous Low Maintenance Garden
- Large Conservatory
- Opportunity To Modernise A Versatile Family Home





## Location

Coltishall is one of Norfolk's most picturesque and desirable villages, set along the beautiful River Bure. Known for its welcoming community feel, highly regarded primary school, doctors' surgery and selection of traditional pubs and cafés, Coltishall offers idyllic village life with easy access to Norwich city centre. Riverside walks, boating, and an array of local amenities mean you'll never be short of things to do in this charming and well-connected Broadland village.

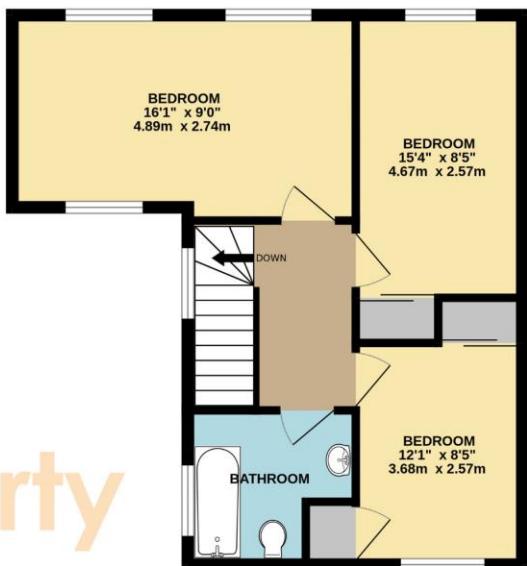
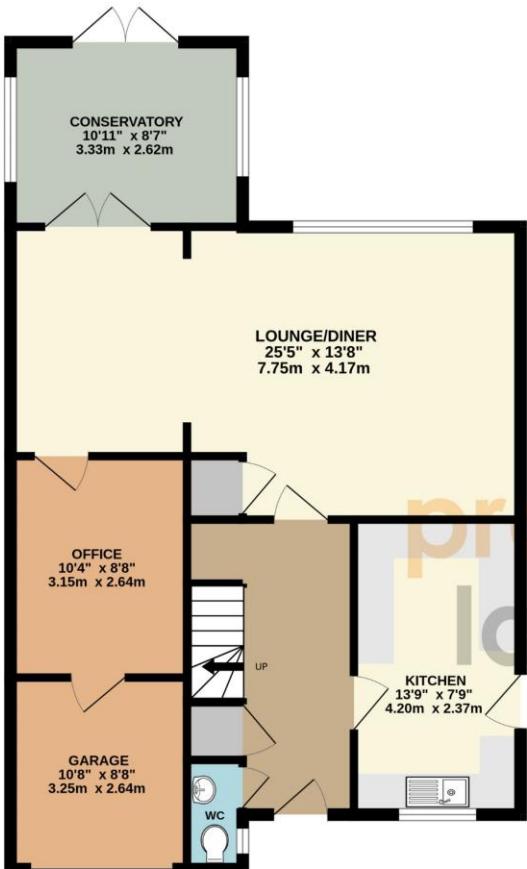


## Outside

The property benefits from ample off-road parking with a large brickweave driveway. The rear garden is non overlooked and designed for low maintenance, consisting of shingle, established shrubs and an outdoor shed.

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.

1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



property  
ladder

TOTAL FLOOR AREA : 1248 sq.ft. (115.9 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. 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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FULL EPC AVAILABLE UPON REQUEST

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 76 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

COUNCIL TAX BAND: C

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

**BRITISH PROPERTY AWARDS 2025**

**GOLD WINNER**

ESTATE AGENT IN NORWICH (NR10-16)

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