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Addison Close, Coltishall, Norfolk, NR12 7JA

A modern detached property located on a no through road in the popular village of Coltishall. The property benefits from its practical setting on the fringe of the charming Georgian high street and the village amenities including the iconic riverside common with its fashionable eateries, the popular Red Lion public house and The Recruiting Sergeant, where people travel from afar to enjoy the restaurant, a local butcher and the outstanding primary school and the doctor's surgery.

Set back from the road, the property is approached over a paved pathway bordered by a lawn garden with a shingle driveway to one side providing ample off-road. To the rear, a neatly maintained garden is bordered by a paved terrace and mature shrubs.

Well-presented throughout, the property enters into an entrance hallway, where there is a cloakroom. Doorways from the hallway lead into a study or third bedroom and an open plan kitchen dining room and lounge. Double doors from the lounge lead out to the rear garden and there is a separate utility toom. To the first floor, a family bathroom and two double bedrooms completes the accommodation.

The property further benefits from its proximity to the river Bure popular for a boating adventure through the Bure Marsh National Nature Reserve or in the opposite direction to the famous Horstead Mill. The capital city of Norwich, replete with excellent shopping facilities, restaurants, entertainment and extensive historical interest, lies approximately eight miles to the south or the sandy shores of the Norfolk coastline, twelve miles to the west.



Detached



House



Modern



1 Bathroom
1 Cloakroom



1 Reception



3 Bedrooms



Tax Band D

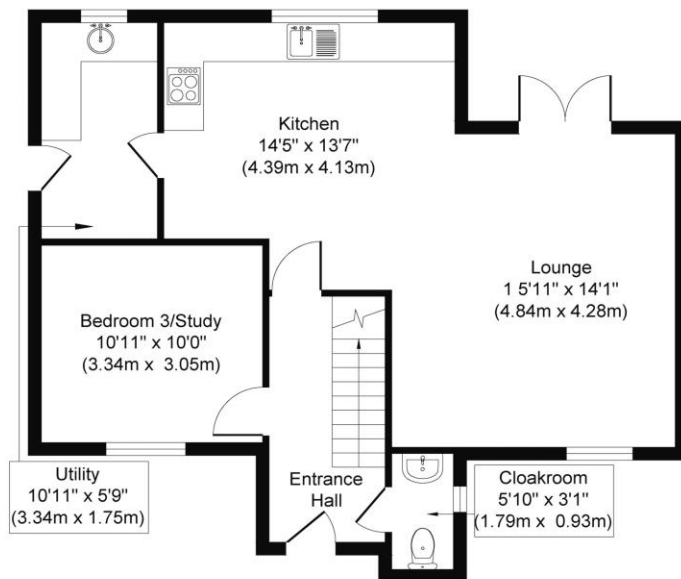


Off-Road
Parking

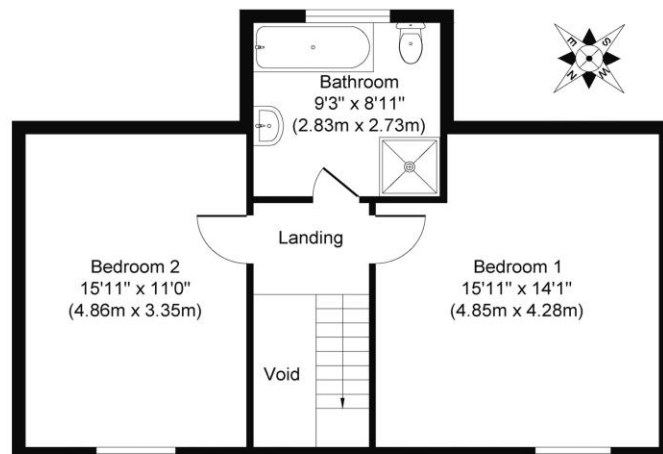


No
Garage





Ground Floor
Approximate Floor Area
660 sq. ft
(61.28 sq. m)



First Floor
Approximate Floor Area
551 sq. ft
(51.18 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Stobart & Hurrell

Horning Road West, Hoveton, Norfolk NR12 8QJ

www.stobarthurrell.co.uk

enquiries@stobarthurrell.co.uk

01603 782 782



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