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Runnymead, Coltishall Road, Buxton, Norfolk, NR10 5HB

A beautifully presented detached home set within the scenic riverside village of Buxton, separated from the neighbouring village of Lamas only by the gently meandering River Bure at the picturesque Buxton Water Mill. The property enjoys easy access to local amenities, including the village pre-school and primary school, chip shop and village store.

Set well back from the road, Runnymead is approached via a generous gravelled driveway providing off-road parking. To the rear, a paved terrace extends from the property towards the garage and into an enclosed, landscaped lawn garden. Meandering pathways lead to a garden studio, music room and greenhouse with raised beds, alongside a timber storage shed, creating a versatile and attractive outdoor space.

Internally, the accommodation has been updated, is well arranged and thoughtfully presented. An entrance hallway leads to a modern shower room, a comfortable family lounge with feature fireplace, and the heart of the home, an open-plan kitchen and dining room with double doors opening onto the rear terrace. To the first floor are two double bedrooms, both benefitting from built-in storage, with the principal bedroom further enhanced by an en-suite cloakroom.

Life at Runnymead is further enriched by its proximity to Wroxham providing riverside dining, independent shops and boat hire, while the popular market town of Aylsham lies approximately four miles to the north-west. The Norfolk coastline and Norwich city centre are both within a comfortable thirty-minute drive, offering an ideal balance of village charm, countryside and convenience.



Detached



House



Older



1 Bathroom
1 Cloakroom



2 Receptions



2 Bedrooms



Tax Band C

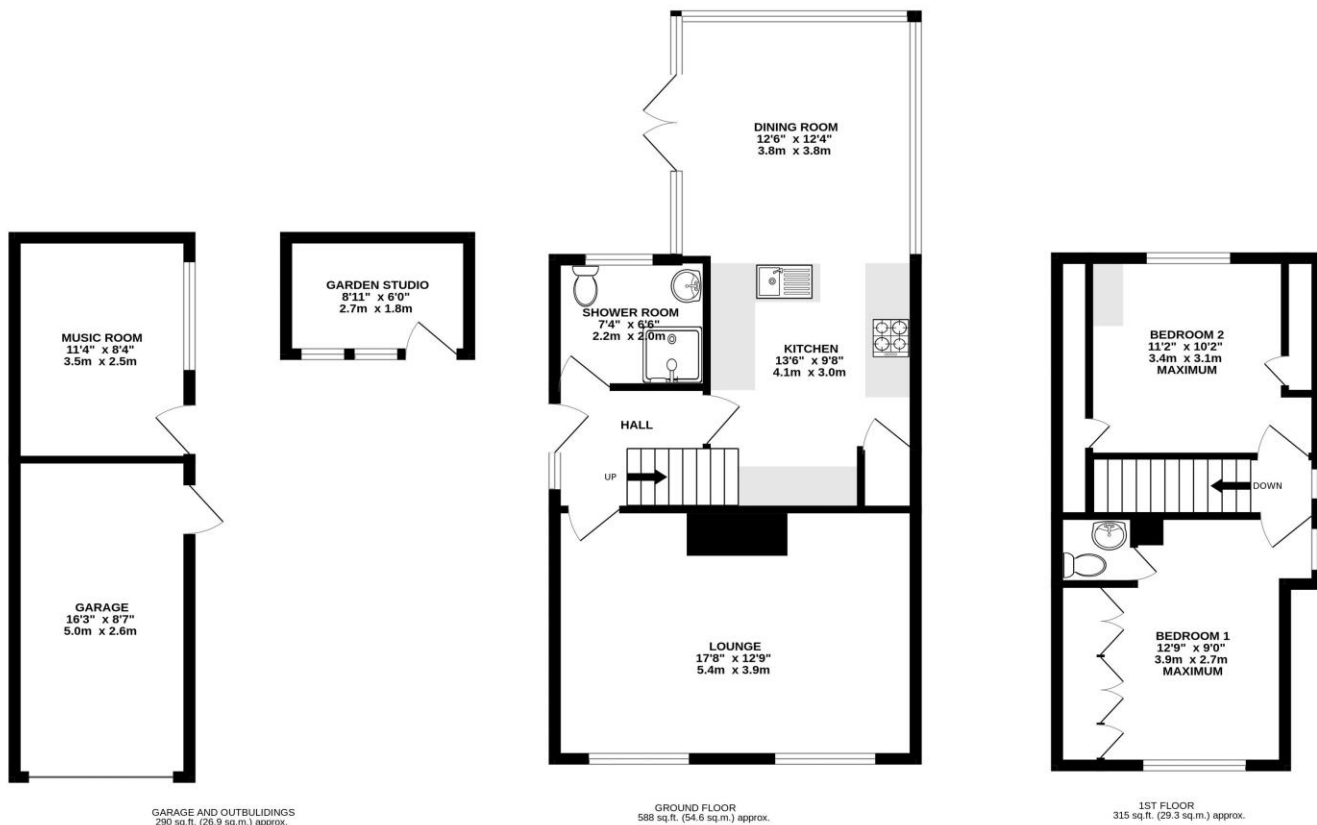


Off-Road
Parking



Garage





TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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. 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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