



**Shangri La Bridge Road, Colby, NR11 7EA**

**Guide Price £350,000**

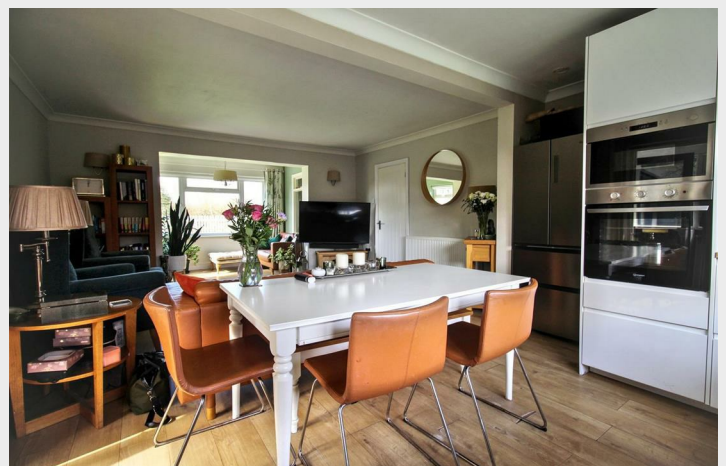
- IDYLIC VILLAGE LOCATION
- PARKING FOR MULTIPLE VEHICLES
- OPEN PLAN KITCHEN DINER/LIVING ROOM
- TWO DOUBLE BEDROOMS
- GENEROUS MATURE GARDENS
- BEAUTIFULLY PRESENTED ACCOMMODATION
- CLOSE TO LOCAL MARKET TOWNS
- WALKING DISTANCE TO PRIMARY SCHOOL AND PARK

# Shangri La Bridge Road, Colby NR11 7EA

A beautifully presented bungalow within the picturesque village of Colby. Situated on well maintained and generous grounds, the property boasts stylish and bright accommodation with ample off road parking.

 2  1  1  E

Council Tax Band: C



## DESCRIPTION

Having been thoughtfully updated by the current owners, this beautifully presented detached bungalow offers stylish, modern living within a peaceful village setting. The accommodation comprises a welcoming entrance hall leading into a bright and spacious open plan living kitchen and dining area - with a large window to the front creating a delightful space to relax and enjoy the views of the garden. There are two double bedrooms, a shower room and a practical rear porch/utility area providing access to the garden. Outside, the stunning wraparound garden is a true highlight. Offering a high degree of privacy along with a patio outdoor dining area with summer house and a variety of fruit trees, lawned areas with a range of mature shrubs, a decked pergola seating area with ample space for outdoor dining and entertainment. The property also provides plenty of space for off road parking accessed via a gated entrance.

## ENTRANCE HALL

uPVC door to front entrance, window to front and either side, engineered oak laminate flooring, built in cupboard.

## KITCHEN DINER/LIVING ROOM

A triple aspect room with double glazed window to rear, side and front aspect. Fitted with wall and base units with space for free standing fridge freezer, fitted electric oven and microwave, ceramic sink, integrated dishwasher, four ring halogen hob with cooker hood over, radiator, door to:-

## REAR PORCH/UTILITY

Double glazed window to rear aspect, uPVC door to rear, space and plumbing for washing machine and tumble dryer, vinyl tiled flooring.

## BEDROOM ONE

Double glazed window to rear aspect, fitted wardrobes, radiator, carpet.

## SHOWER ROOM

Double glazed window with obscured glass to rear aspect, double shower cubicle with mains

connected shower, WC, vanity unit, tiled flooring, heated towel rail.

## BEDROOM TWO

Double glazed window to front aspect, laminate flooring, built in wardrobes, radiator.

## EXTERNAL

To the front the property is lined with a white picket fence with a low lying gate for pedestrian access. The well maintained garden wraps around the property and comprises lawned areas, an enclosed paved outdoor dining area with summer house (with power) and a variety of fruit trees. There is a shingle parking area providing space for multiple vehicles with a EV charger, a second summer house, alongside a decked seating area with pergola over.

## LOCATION

The charming village of Colby offers an idyllic rural setting surrounded by open farmland and quiet country lanes. Colby is well positioned between the popular market towns of Aylsham and North Walsham, both located approximately 4 to 5 miles away and offers a highly rated Primary School. These thriving towns provide an excellent selection of facilities including supermarkets, independent shops, cafés, restaurants, schools, doctors' surgeries and other essential services. North Walsham also offers rail links to Norwich and the North Norfolk coast. Locally, nearby villages such as Banningham offer additional amenities including a traditional village pub, whilst the surrounding countryside provides excellent opportunities for walking, cycling and enjoying the natural beauty of the area.

## AGENTS NOTE

This property is Freehold.  
Mains drainage, electricity, water connected.  
Oil fired central heating.  
Council tax band: C (North Norfolk)



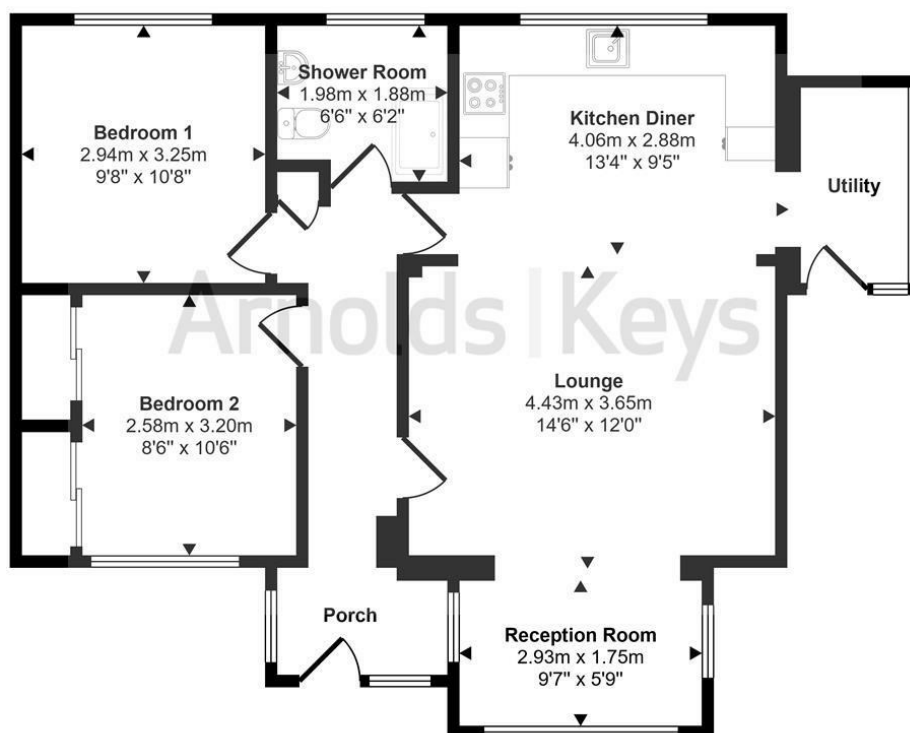
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 83                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   | 49      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

Approx Gross Internal Area  
72 sq m / 779 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

