

PRICE GUIDE

£325,000

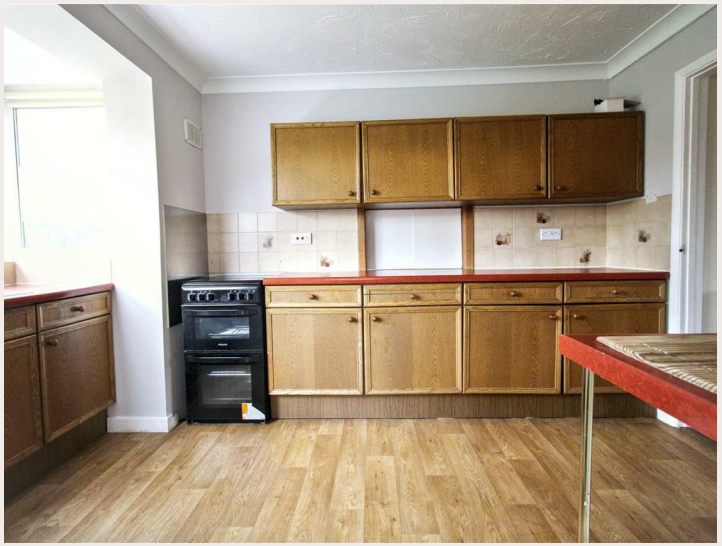
Westbourne Road, Coltishall, NR12 7HT

Arnolds | Keys









THE PROPERTY

1 Westbourne Road, Coltishall, NR12 7HT

NO ONWARDS CHAIN A delightful three bedroom semi detached house situated within the idyllic Broadland village of Coltishall, close to local amenities and pretty riverside walks.
The property offers well presented accommodation, with an entrance hallway leading to the dual aspect lounge/dining area with open fireplace and doors to the rear garden, kitchen with utility room leading to the integral garage. To the first floor are three bedrooms, a family bathroom and a seperate WC.
Externally, the property offers a spacious double width driveway to the front and a generous south facing rear garden.

Having been successfully let out for a number of years, the property proves a desirable place to live within walking distance to a host of local amenities.

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THE DETAILS

Property Details

ENTRANCE HALL
uPVC door to front entrance, radiator, carpet, stairs to first floor.

LIVING ROOM
Double glazed window to front aspect, brick fireplace, carpet, radiator.

DINING AREA
Double glazed patio door to rear garden, carpet, radiator.

KITCHEN
Double glazed bay window to garden, fitted with a range of wooden fronted wall and base units, inset stainless steel sink and drainer, space for electric oven, doors to utility room, vinyl flooring.

UTILITY ROOM
uPVC door with obscured double glazed window to rear garden, double glazed window to side aspect, carpet, two seperate worksurfaces, integral door to garage.

FIRST FLOOR LANDING
Double glazed window to side aspect, carpet, airing cupboard.

BATHROOM
Double glazed window with obscured glass to rear aspect, bath with shower over, pedestal wash basin, radiator, vinyl flooring.

WC
Double glazed obscured window to rear aspect, WC, vinyl flooring.

BEDROOM ONE
Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO
Double glazed window to rear aspect, carpet, radiator.

BEDROOM THREE
Double glazed window to front aspect, carpet, radiator.

EXTERNAL
To the front the property features a shingle parking area with a side gate to the rear garden which is mainly laid to lawn with a paved patio seating area and large shed.

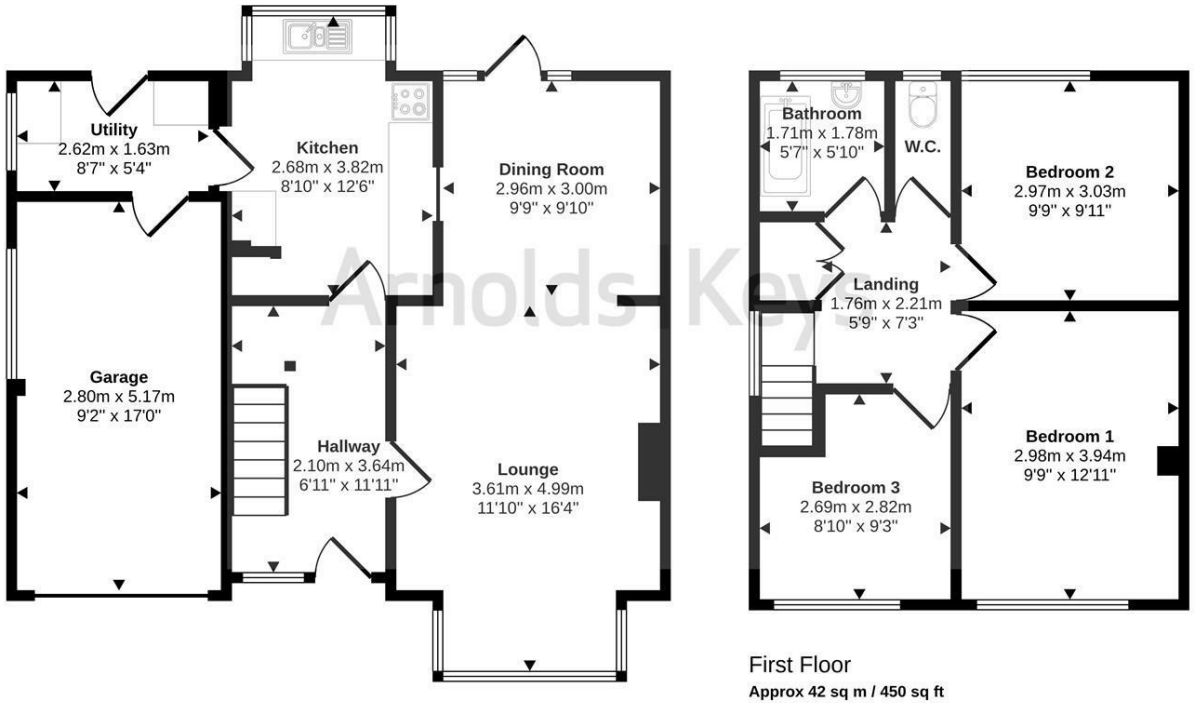
AGENTS NOTE
This property is Freehold.
Mains drainage, electricity, water and gas connected.



Location

The picturesque riverside village of Coltishall lies within the heart of the beautiful Norfolk Broads, an area renowned for its waterways, countryside and outdoor lifestyle. Situated on the banks of the River Bure, the village is widely regarded as one of Broadland's most attractive locations, centred around a charming village green with riverside walks, moorings and traditional pubs. Coltishall is conveniently 8 miles north of the Cathedral City of Norwich with the Norfolk Coastline approximately 15 miles away. The village itself provides a range of amenities including local shops, convenience store, pharmacy, doctors surgeries, cafes, pubs and a primary school.

Approx Gross Internal Area
107 sq m / 1149 sq ft



Ground Floor
Approx 65 sq m / 699 sq ft

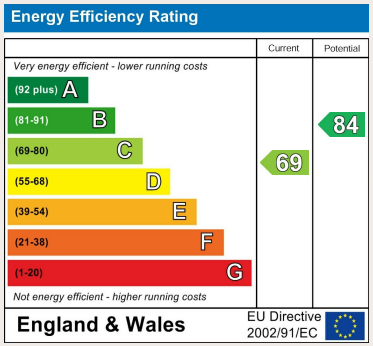
First Floor
Approx 42 sq m / 450 sq ft

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.









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