

# Arnolds | Keys



**Meadow Holme, 22 Wroxham Road, Coltishall, NR12 7EA**

**Guide Price £500,000**

- STUNNING RIVERSIDE SETTING
- OFF ROAD PARKING AND GARAGE
- MAIN BEDROOM WITH BALCONY
- NO ONWARD CHAIN
- GENEROUS LANDSCAPED GARDEN
- POPULAR VILLAGE LOCATION
- PRIVATE MOORING



# 22 Wroxham Road, Coltishall NR12 7EA

A fantastic riverside property with a private mooring in the popular village of Coltishall, with a beautifully landscaped garden and stunning countryside views, this property is being sold with no onward chain.



Council Tax Band: D



## **DESCRIPTION**

Tucked away within the popular village of Coltishall, this charming three bedroom property offers a unique opportunity. The location and outside space is what really makes this property special. It is ideally positioned alongside the River Bure with beautiful views to be enjoyed from the rear balcony and rear terrace, offering the perfect place to enjoy the riverside views with access to the private mooring. The front garden is of a generous size and beautifully landscaped with off road parking and a single garage.

Internally the property offers well presented accommodation with a conservatory, kitchen/diner, living room, ground floor cloak room, three bedrooms and a family bathroom.

## **INTERNAL ACCOMMODATION**

### **CONSERVATORY**

Double glazed French doors to rear and patio door to side, carpet flooring, radiator.

### **KITCHEN DINER**

The kitchen features a double glazed window to front aspect, comprising wall and base units with worksurface over, inset one and a half sink with drainer, electric Hotpoint hob with cooker hood over, integrated Bosch oven, space and plumbing for a washing machine.

The dining area has double glazed patio doors to the conservatory, carpet flooring and a radiator.

### **HALLWAY**

Stairs to first floor, door to cloakroom, radiator, carpet flooring, uPVC double glazed door with obscured glass to rear.

### **CLOAKROOM**

Fitted with a WC and wash hand basin.

### **LIVING ROOM**

Double glazed window to rear aspect, gas fireplace with ceramic hearth and timber mantle over, carpet flooring, radiator.

### **FIRST FLOOR**

Carpet flooring.

### **BATHROOM**

Double glazed window to rear, fitted with a three piece suite comprising bath with mains connected shower over, WC, pedestal wash hand basin, carpet flooring, heated towel rail.

### **BEDROOM ONE**

Double glazed windows to rear aspect overlooking the water with double glazed patio door to balcony, carpet flooring, two double built-in wardrobes, radiator.

### **BEDROOM TWO**

Double glazed window to front aspect, carpet flooring and radiator.

### **BEDROOM THREE**

Double glazed window to front aspect, carpet flooring and radiator.

## **EXTERNAL**

To the front of the property there is a beautiful landscaped garden with a range of mature shrubs and flowers, lawned areas, a greenhouse, potting shed and a large storage shed with a footpath meandering through the middle leading to the detached garage and parking area at the rear. To the rear there is a decked terrace which allows access to the private mooring, along with a decked balcony accessed via bedroom one, offering amazing views across the river.

## **AGENTS NOTES**

This property is Freehold.

Mains drainage, electricity and water connected.

Council tax band: D



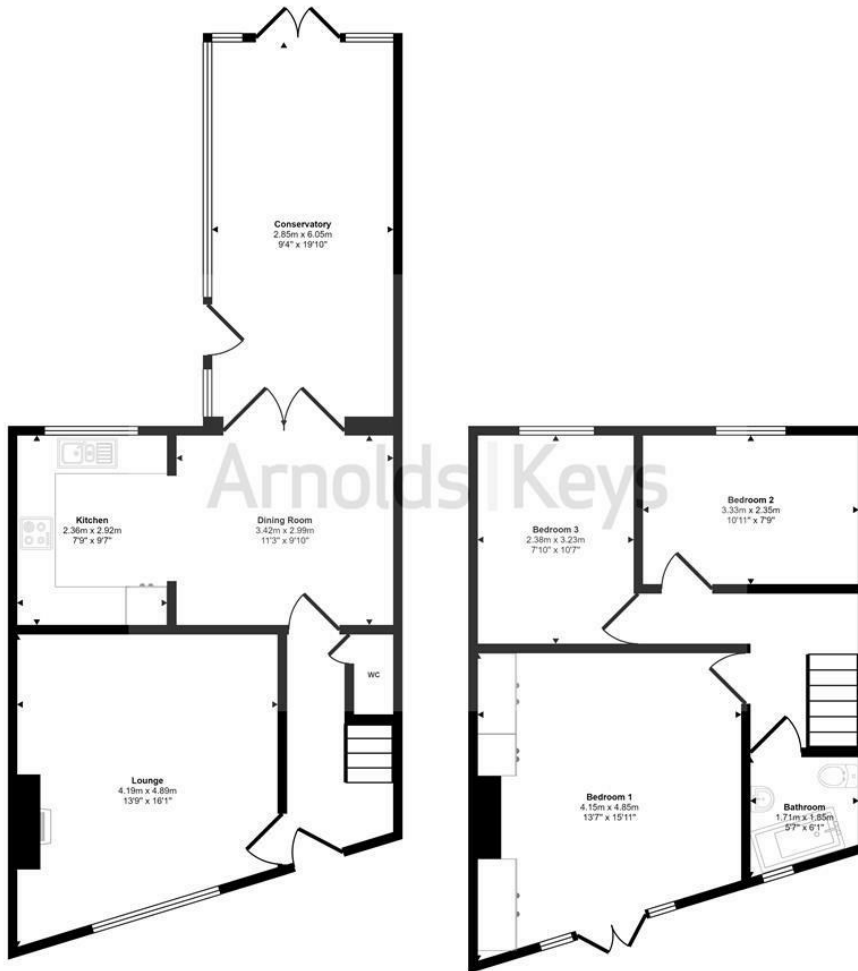
## Viewings

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			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
104 sq m / 1119 sq ft



Ground Floor  
Approx 61 sq m / 651 sq ft

First Floor  
Approx 43 sq m / 468 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.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

