



ANCHOR STREET, COLTISHALL
£500,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







ANCHOR STREET, COLTISHALL, NORFOLK NR12 7AQ

- High quality 3 storey riverside residence
- Fully renovated, remodelled and extended
- Private mooring, off road parking and stunning views
- Generous and versatile accommodation
- 3 bedrooms, 4 piece bathroom and separate shower room
- Impressive kitchen/dining room leading directly out onto a riverside terrace
- Second floor sitting room with far reaching views
- Low maintenance, perfect lock up and leave second home or perfectly placed holiday let

An immaculately presented three storey residence that has been comprehensively renovated, intelligently extended and thoughtfully remodelled, finished to an excellent standard offering generous and flexible accommodation, complemented by a private mooring, off road parking and impressive river views.

Set in a quiet and private location just off the River Bure in the highly sought after village of Coltishall, with a superb selection of amenities close at hand including a doctors surgery, primary school, butcher, village store and post office, petrol station, pharmacy and an unrivalled collection of highly rated pubs and eateries including The Recruiting Sergeant, The Rising Sun, The Red Lion and the Norfolk Mead Hotel and Spa.

The versatile accommodation comprises an entrance hall with walk in boot cupboard, and a stunning kitchen/dining room, perfect for entertaining, leading directly out onto the riverside terrace. There are three well proportioned bedrooms served by a high quality four piece family bathroom and an equally well finished shower room/utility. The recently added second floor sitting room is surprisingly spacious and is flooded with natural light from three windows including a picture window to the rear making the most of the picturesque, far reaching river views.

This high quality home successfully combines all of the lifestyle benefits of waterside living with minimal maintenance and maximum convenience, making it ideal as either a comfortable permanent residence, a lock up and leave second home or a perfectly placed holiday let.

The Broads capital of Wroxham is only three miles away with a further comprehensive range of facilities and excellent transport links including a railway station providing easy access to Cromer and Sheringham or Norwich and beyond.



ACCOMMODATION

Entrance Hall

Staircase to first floor, under stair storage, walk-in boot/cupboard, radiator.

Kitchen/Dining Room: 18'10" x 13'3"

An excellent space for entertaining with sliding doors providing direct access to the riverside terrace with views out over the private mooring and the river beyond.

The contemporary style kitchen offers a comprehensive range of wall and floor mounted units with sink unit and drainer, built in electric oven, gas hob, extractor hood and central island with space for two stools. Section of exposed flint wall, down lighters, radiator and panelled door.

Shower Room

Walk in shower enclosure with dual head shower. Vanity wash basin with cupboards under, plumbing for washing machine. Tiled walls, towel radiator, down lighters, panelled door, extractor fan.

FIRST FLOOR

Landing

Staircase to second floor, built in cupboard.

Master Bedroom: 13'4" x 10'5"

Window to rear with impressive river views. Three door fitted wardrobe with cupboard above. Coved ceiling, radiator, panelled door.

Bedroom 2: 12'11" x 9'3"

Window to front aspect, radiator, panelled door, built in wardrobe.





Bedroom 3: 13'4" x 7'11"

Window to rear with river views. Coved ceiling, radiator, panelled door.

Bathroom: 9'11" x 9'0"

An impressive four piece family bathroom with large walk-in shower enclosure with dual headed shower. Wall hung basin, panelled bath, close coupled w/c, partially tiled walls, towel radiator, extractor fan, shaver point and window to front aspect.

SECOND FLOOR

Living Room: 18'7" x 18'4"

An extremely effective loft conversion completed in 2023 which make the most of high ceilings with two Velux windows to the front aspect and a picture window to the rear looking out over the private mooring, the River Bure and the open countryside beyond. Two radiators, access to eaves storage.





OUTSIDE

To the front of the property there is covered off road parking and an external store.

To the rear is the low maintenance waterfront terrace with views out over the water and steps down to the private quay headed mooring, perfect for launching kayaks and paddle boards.

ADDITIONAL INFORMATION

Mains services

Gas fired central heating

Quay heading replaced n 2025

No onward chain



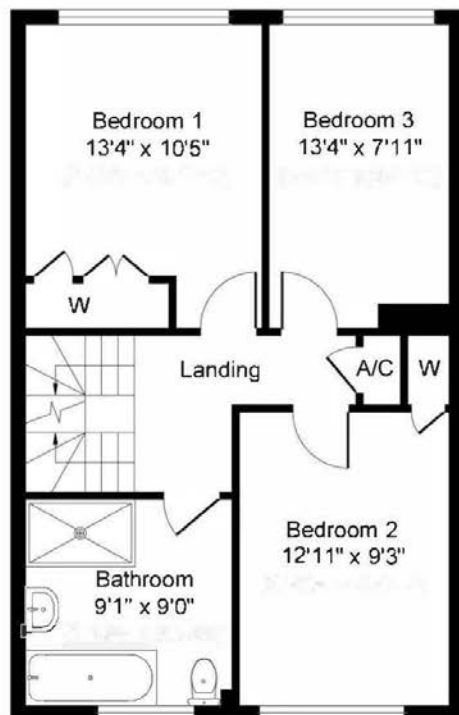
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

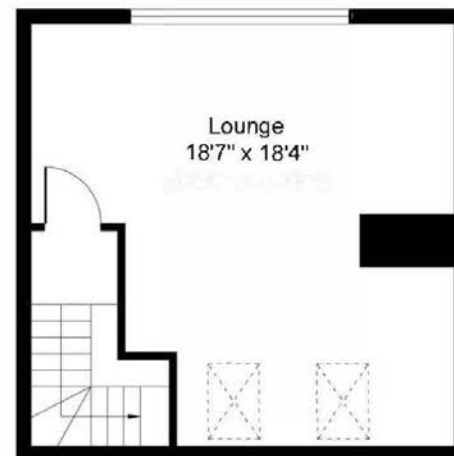
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



Ground Floor
Approximate Floor Area
442 sq. ft



First Floor
Approximate Floor Area
558 sq. ft



Second Floor
Approximate Floor Area
346 sq. ft

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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