A FANTASTIC CONTEMPORARY HOME WITH SPACIOUS AND STYLISH FOUR BEDROOM ACCOMMODATION.
A FANTASTIC CONTEMPORARY HOME WITH SPACIOUS AND STYLISH FOUR BEDROOM ACCOMMODATION.

Station View, 29a Station Road, Coltishall, Norwich, NR12 7JG

**RECEPTION HALL**
This spacious Reception Hall gives an impressive first impression of Station View, having a bespoke staircase leading to the first floor, and contemporary polished floor tiling. If you look up as you enter the hallway, a glass panel reveals the landing above. The hall opens into the main reception room as well as the Kitchen.

**CLOAKROOM**
Contemporary hand wash basin and WC.

**SITTING/DINING ROOM**
This extremely spacious room has twin sets of wide sliding patio doors opening into the garden, as well as two windows to the front aspect. The polished floor tiles continue through from the Reception Hall, and the room is coved with ceiling roses and lit display recesses.

**KITCHEN/BREAKFAST ROOM**
The fantastic Kitchen with windows to the front aspect overlooking the paddocks, this kitchen is fitted with an extensive range of gloss units incorporating cupboards, drawers as well as larder units with white granite work surface. A peninsula bar with circular mirrored feature above, provides further working space and divides the kitchen form the dining area, at the end of this peninsula there is a fitted hob with SMEG down draft extractor. Other appliances integrated into the kitchen include; twin ovens, dishwasher and fridge freezer. As with the majority of the ground floor the polished floor tiles continue through this room.
UTILITY ROOM
Providing further storage and having washing machine and tumble dryer as well as a further sink unit. Door opens out to the rear aspect. Water softener.

STUDY
With windows to the ear aspect, ideal for those wishing to work from home.

FIRST FLOOR
LANDING
As with the Reception Hall, this wide landing has window to the front aspect, with a glass floor panel looking down into the reception hall.
MASTER BEDROOM
Spacious Master Bedroom with two windows to the front aspect offering lovely views. Walk-in wardrobe/dressing room.

EN-SUITE
A spacious en-suite having bath with ‘stone featured’ tiling around, vanity hand wash basin with storage under, once again featuring ‘stone splashback’, WC, bidet and large walk-in shower cubicle with both overhead and handheld showers.

BEDROOM TWO
Windows to the rear aspect.

EN-SUITE
Featuring large walk-in shower cubicle with both overhead and handheld showers, WC and contemporary rectangular hand wash basin with storage under.

BEDROOM THREE
With window to the side aspect overlooking the garden. Door opens into the shower room which is shared with bedroom four.

SHOWER ROOM
Once again with a large walk-in shower having overhead and handheld showers, WC and contemporary vanity hand wash basin.

BEDROOM FOUR
Windows to front and side aspect overlooking the garden.
EXTERNAL
Station View is approached over a driveway from the Coltishall Road, at first you come to a large parking area in front of the wonderful quadruple garage/workshop. This garage has twin electric roller doors, skylights ample power and a separate WC alongside. A gate from this area leads into the garden. To the opposite side of the garage there is a gated parking and storage area.

GARDEN
The majority of the garden lies to the side of the house and has been carefully landscaped to provide two areas of wide sweeping lawn divided by low walling with some integrated lighting, a path leads from the house to the garage, there is also gates to the front aspect. A wide pathway leads along the rear of the house to the opposite side, where there is drive providing parking.

AGENTS NOTE
Station House further benefits from fitted PV panels to the roof.
Station View, Station Road, Coltishall, Norwich

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8418463/JRD
Station View, built by the current owner, offers expansive, contemporary accommodation with many exemplary features in a delightful spot alongside the Bure Valley Railway, overlooking paddocks. The accommodation includes; four bedrooms, all of which have en-suite facilities, and on the ground floor a modern kitchen, spacious reception hall, generous study and wonderful main reception room with twin sets of patio doors opening up into the walled garden. Beyond this garden, there is parking and a quadruple garage. Throughout the property, great attention has been taking in sourcing materials as well as ensuring excellent level of quality throughout.

Viewing by appointment with our Select Consultant on 01603 221797 or email select.norwich@sequencehome.co.uk
5 Bank Plain, Norwich, Norfolk, NR2 4SF

To view this property’s virtual tour, or to see all our properties, visit williamhbrown-select.co.uk

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of those reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.