



Coller Road, Norwich, NR6 7FB

welcome to

Coller Road, Norwich

William H Brown are delighted to present this exceptional four-bedroom detached residence, offered as part of our prestigious Portfolio Collection. Located within the highly desirable area of Old Catton, this stunning home has been finished and maintained to an outstanding standard throughout.



Accommodation

Composite entrance door, opening to

Entrance Hall

LVT flooring, stairs rising to first floor, radiator, internal doors opening to all ground floor rooms. Spotlights.

Lounge

Carpets throughout, UPVC bay window to the front aspect of the property, radiator, media wall, internal doors opening to kitchen, wooden shutter blinds, and CAT cabling.

Kitchen / Dining Room

A range of floor and wall mounted kitchen units with work surfaces over with upstands, inset sink and drainer with mixer tap over, inset gas fired hob with splashback and cooker hood over, integrated fridge/freezer, integrated dishwasher, inset eye level double oven, inset ceiling spotlights, wood effect flooring, UPVC double glazed window to the rear aspect, radiator, wood flooring, UPVC double glazed French style doors opening to the rear garden. Breakfast bar. Blinds fitted to patio door. Has LVT wood effect flooring.

Study

LVT wooden effect flooring, radiator, UPVC double glazed window to the front aspect. Wooden shutter blinds. CAT cabling. Spotlights.

Downstairs Wc

Suite comprising low level w.c., vanity hand wash basin with storage under, radiator, wood flooring. spotlights, has LVT wood effect flooring, washing machine, towel radiator

First Floor Landing

Carpet flooring, radiator, loft access, internal doors opening to all first floor rooms, has spotlights

Master Bedroom

Carpet flooring, radiator, UPVC double glazed

window to the front. Built in wardrobes and fitted blinds.

En Suite Shower Room

Suite comprising low level w.c, vanity hand wash basin with mixer taps over, walk in sliding door shower cubicle with shower over, wood effect flooring, radiator, UPVC obscure glass window to the front. Shaver sockets, towel radiator, and spotlights.

Second Bedroom

Carpet flooring, radiator, UPVC double glazed window to the front, fitted blinds, LVT flooring

Third Bedroom

Carpet flooring, radiator, UPVC double glazed window to the rear, fitted blinds

Fourth Bedroom

Carpet flooring, radiator, UPVC double glazed window to the rear. Built in wardrobes, fitted blinds

Bathroom

Suite comprising low level w.c., vanity hand wash basin with mixer taps over, bathtub with shower, wood effect flooring, radiator, UPVC obscure glass window to the front, has LVT wood effect flooring

Garden

Stunning size, tiled flooring and decking in far corner, access to garage, nice and secluded, shed and outdoor electric sockets.

Garage

Great size, workshop to rear, side door entrance from garden, inset ceiling spotlights, wall cupboards and worktop space.

Driveway

Situated next to the property, space for 4 cars and has EV charging cabling installed.



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welcome to

Coller Road, Norwich

- Detached Family Home
- Exclusive Portfolio Property
- Four Generously Sized Bedrooms
- Luxury Finished Throughout
- Stunning Open-Plan Kitchen/Diner

Tenure: Freehold EPC Rating: B
Council Tax Band: E

offers in excess of

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HEL103639 - 0008

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