

WATERSIDE

— PREMIER COLLECTION —

BEECH ROAD
WROXHAM

OFFERS IN
EXCESS OF
£545,000
FREEHOLD



BEECH ROAD, WROXHAM

- An impressive and unique riverside home
- Generous and flexible accommodation
- A thatched wet boathouse and off road parking
- Idyllic and sought after location

A charming and truly unique riverside residence, formerly known as 'The Octagon', set on the banks of the River Bure offering generous accommodation, ample off road parking a rear garden extending to approximately 150ft with a thatched boathouse.

Full of character, this versatile and deceptive property consists of an entrance hall, utility room, shower room and study, and two ground floor double bedrooms both with full length bi-folding doors leading out to the garden.

On the first floor there is a generous dual aspect living room, kitchen, a third bedroom (also a double), bathroom, hobby room and a garden room with full length patio doors leading out onto the balcony with views out over the garden to the river beyond, with the benefit of an external staircase.

Located in one of the Norfolk Broads' most sought after locations, this property is ideally placed to be an idyllic second home, an eye catching holiday let, or as a distinctive main residence within easy reach of the extensive range of amenities on offer in Wroxham/Hoveton, with access to the entire Broads network.

ACCOMMODATION

Entrance Hall/Study

Bi-folding doors leading out to the rear garden, moulded cornices, tiled floor, radiator, wall lights, ornamental fireplace, staircase to first floor.

Inner Hallway

Master Bedroom

Bi-folding doors to the rear, radiator, wall lights, latch door, coving.

Bedroom 2

Dual aspect with two sets of bi-folding doors, tiled floor, radiator, moulded cornices, wall lights, radiator.





Shower Room

Low level w/c, vanity wash basin, finished in granite, pine panelled ceiling, shower enclosure, heated towel rail, extractor fan, latch door.

FIRST FLOOR

Living Room

A charming dual aspect reception room with an impressive ornamental fireplace, moulded cornices, down lighters, radiators.

Kitchen

Range of wall and floor mounted storage units with sink unit and drainer, wooden and granite worktops, fitted electric range style cooker with gas hob, laminate wooden floors, partially tiled walls, window to rear with views out towards the river.

Hobby Room

Triple aspect, pine panelled ceiling, down lighters, wall mounted heaters, laminate flooring.

Garden Room

Triple aspect, pine panelled ceiling, down lighters, wall mounted heaters, laminate flooring, large sliding patio doors leading out onto the balcony which looks out over the rear garden, boathouse and the river beyond. An external staircase gives direct access.

Bedroom 3

Window to side aspect, radiator, coving, wall lights, radiator, panelled door.

Bathroom

Low level w/c, wash basin





OUTSIDE

Utility Room

Sink unit and drainer with granite worktop, plumbing for washing machine and space for a tumble dryer, built in double cupboard, windows to front aspect.

The property is approached via an 'in and out' driveway providing private parking for several vehicles.

The immaculate, well stocked rear garden extends to approximately 150ft and leads down to the River Bure with a brick weave pathway running the full length of the plot. The garden includes a covered patio, lawned areas, ornamental box hedging, a summer house and timber greenhouse, and a mature selection of trees, shrubs and flowering borders including apple and pear trees, jasmine and wisteria, bay trees and rose bushes.

A slipway gives access to a private dyke which in turn leads to a detached wet boathouse of timber construction under a thatched roof, offering power and light and internal mooring measuring 25'0" x 11'8" which in turn leads straight out onto the River Bure.

From the vantage point at the end of the beautifully kept garden it is possible to appreciate the panoramic and ever changing view out over the water at the very heart of the Norfolk Broads.

Early viewing recommended.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, bore hole water, septic tank drainage

Access via a private roadway - approximate annual maintenance charge £150

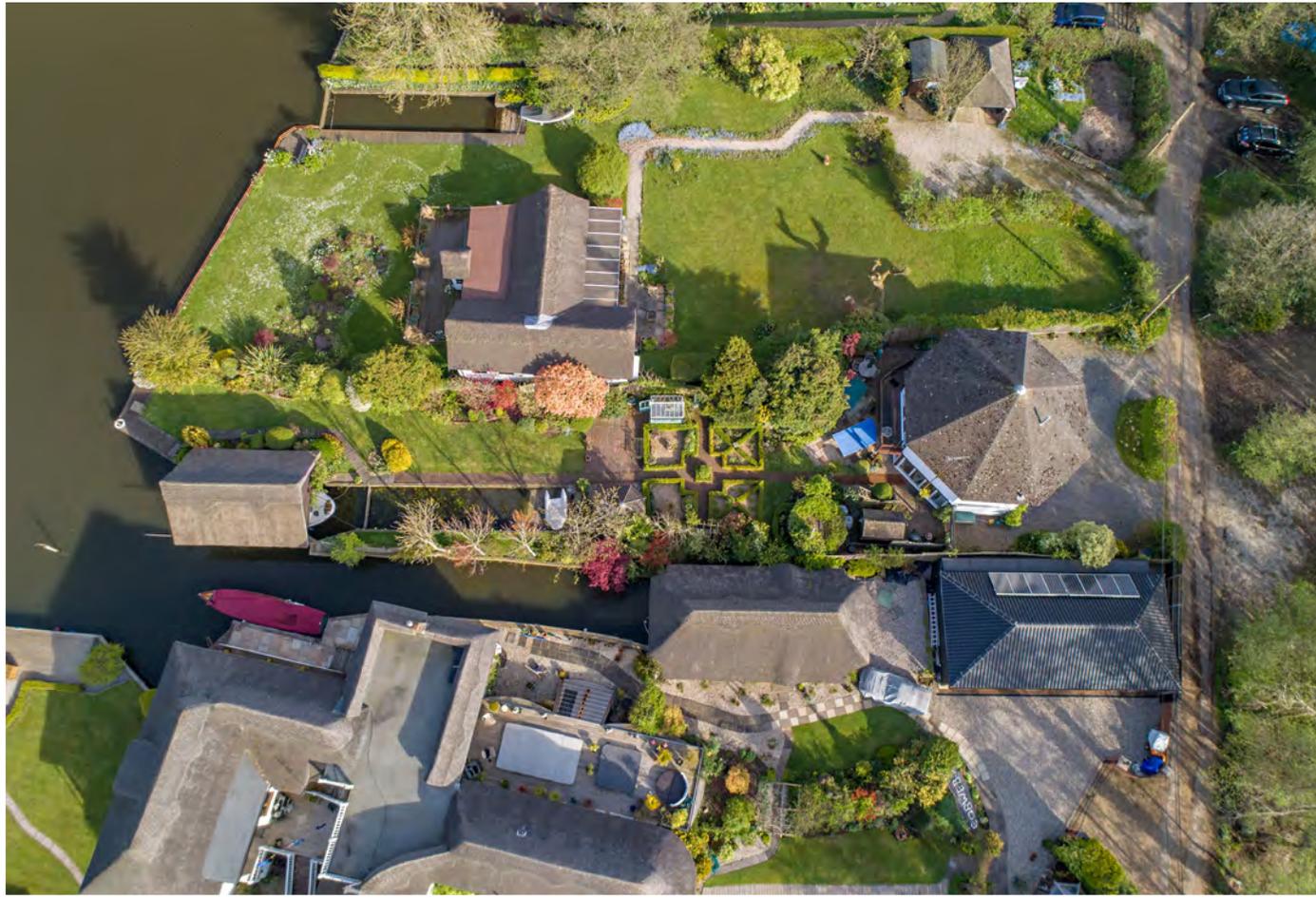
Exterior fully repainted in 2017.

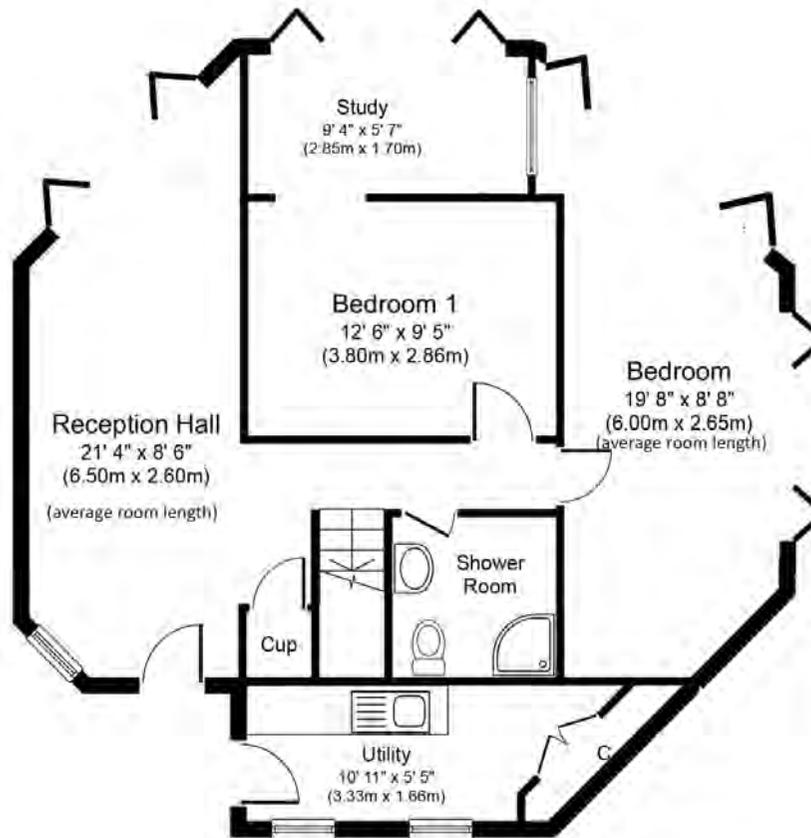
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

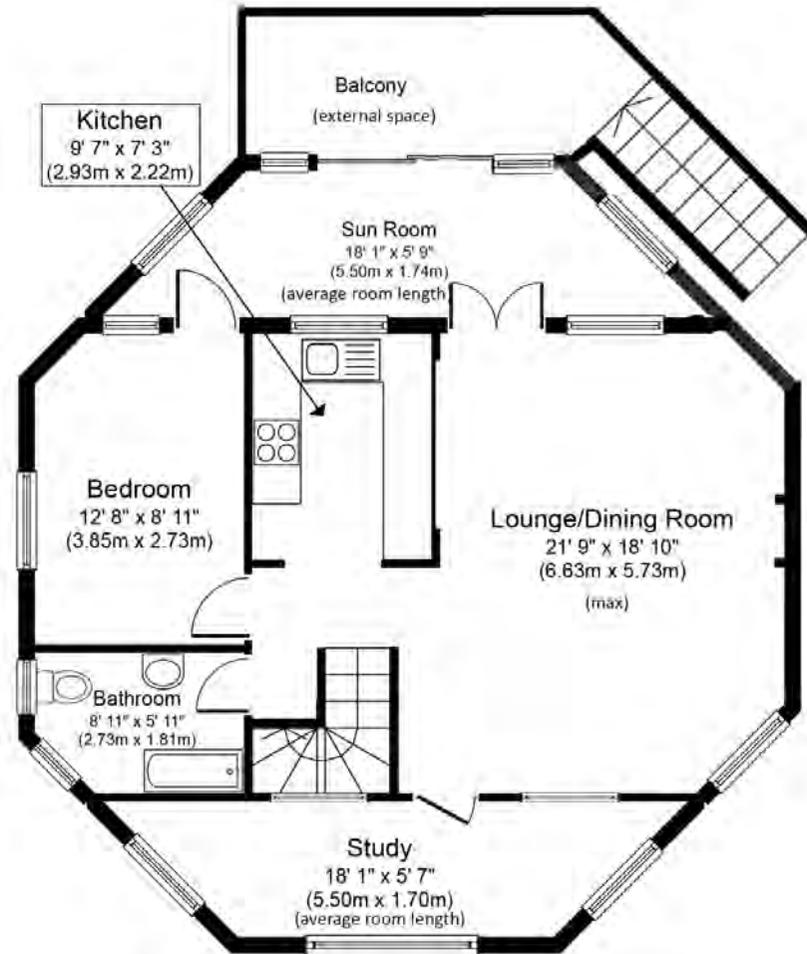
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





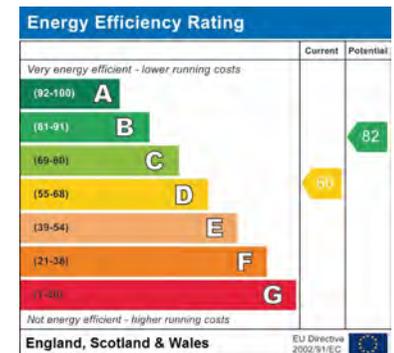


Ground Floor
Approximate Floor Area
764 sq. ft.
(71.0 sq. m.)



First Floor
Approximate Floor Area
785 sq. ft.
(73.0 sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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