



RIVERSIDE, REPPS WITH BASTWICK  
£245,000 LEASEHOLD

WATERSIDE  
ESTATE AGENTS



# THURNE BANK, RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- 75ft of private river frontage
- Mooring dock and slipway
- 77ft of quay headed river frontage

A spacious detached riverside bungalow with over 75ft of private river frontage directly onto the River Thurne, with mooring dock, slipway and stunning views front and back.

This substantial waterside property offers accommodation that consists of an entrance lobby, a well fitted dual aspect kitchen, living room with feature box bay window to the front aspect looking out over the river, dining room with patio doors out onto the raised deck, three bedrooms and a shower room.

Features include full UPVC sealed unit double glazing, private 26ft long mooring dock, separate slipway and 77ft of quay headed river frontage.

Viewing recommended.

## ACCOMMODATION

### Entrance Hall: 13'1" x 8'8"

Extensive range of wall and floor mounted units with sink unit and drainer, with built in oven, hob and extractor fan. Window to front and side with impressive river views.

### Living Room: 14'7" x 10'7"

Box bay window to front aspect with river views, wall lights, TV point, ceiling fan. Archway to:

### Dining Room: 10'3" x 9'11"

Dual aspect with window to side aspect and French doors to front aspect with river views. Wall mounted heater.

### Bedroom 1: 12'1" x 9'0"

Window to rear, views over open farmland, wall lights.





### Bedroom 2: 12'0" x 9'0"

Window to rear with views over open farmland.

### Bedroom 3: 9'11" 6'1"

Window to side with river views.

### Shower Room

Low level w/c, vanity wash basin, shower enclosure, heated towel rail, fully tiled walls, extractor fan, window to rear

## OUTSIDE

The property benefits from 77ft of private quay headed river frontage with impressive panoramic views. There is a mooring dock that measures 26'0" x 9'6" and a separate slipway.

The garden is laid to lawn with an impressive selection of pink hydrangeas set against the raised deck which scans the full length of the property, offering the perfect vantage point to enjoy the beautiful river views.

The property also offers two timber sheds, outside lighting and is enclosed to the rear by fencing and a secure gate.

The property also backs onto picturesque open farmland.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085

Ground Rent and Service Charge: £113 per annum

Access is by footpath and river only.

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.

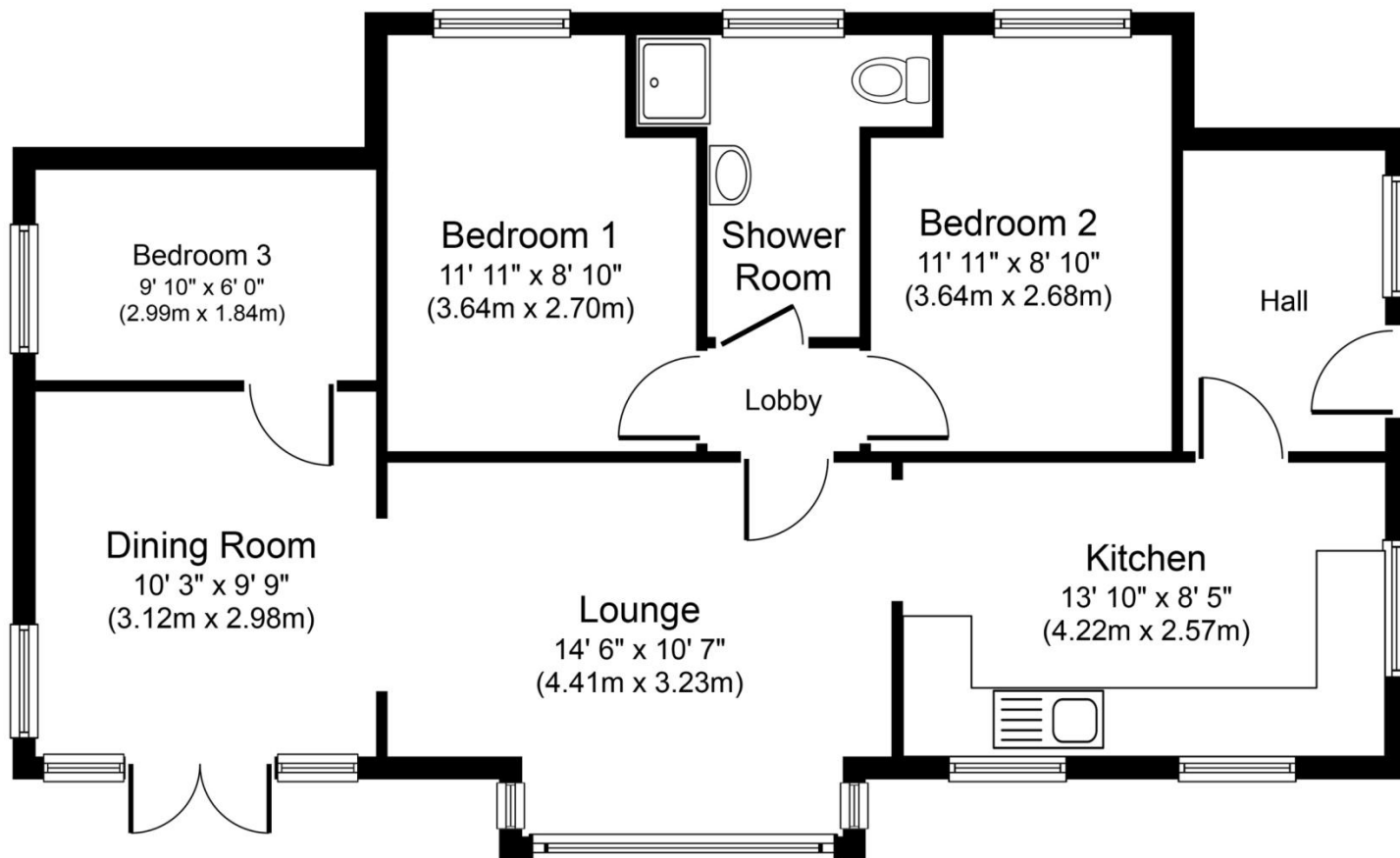
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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









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

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		100
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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