



RIVERSIDE, REPPS WITH BASTWICK  
£195,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





# RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JX

- A beautifully restored riverside bungalow
- Retaining immense character and charm
- 100ft of private river frontage
- Stunning panoramic views
- Vaulted ceilings, wooden floors and doors
- Upgraded heating and insulation

A beautifully restored riverside bungalow set on the banks of the River Thurne with 100ft of private quay headed river frontage, a private mooring dock and stunning, uninterrupted and far reaching views out over the river and the open countryside beyond.

Comprehensively renovated, extended and much improved yet retaining immense character and charm, this impressive riverside retreat offers features that include high vaulted ceilings, exposed wooden floors and panelled doors, replacement sealed unit double glazed wooden windows throughout, modern electric panel heaters and a solid fuel range.

The stylish accommodation is complimented by the generous riverside plot, the perfect spot to enjoy fishing, boating or the ever-changing view.

Ready to be a cherished second home or a high quality turn key holiday let.

Early viewing recommended.

## ACCOMMODATION

### Kitchen/Breakfast Room: 12'8" x 12'5"

Dual aspect with windows to front and rear, all with leaded and stained lights. Part glazed French doors leading out onto the decking, looking out over the river. High vaulted ceiling, hand made wooden kitchen units with solid wood worktops. Solid fuel Rayburn cooking range, built in electric oven, hob and extractor. Plumbing for washing machine, TV point, wall mounted electric heater, panelled door.

### Inner Hallway

Down lighters







### **Bedroom 2: 10'0" x 9'2"**

Window to front aspect with leaded and stained lights looking out over the river, vaulted ceiling, wooden floor, panelled door.

### **Shower Room**

Well finished contemporary suite with double shower enclosure, vanity wash basin and low level w/c. Heated towel rail, extractor fan, fully tiled walls and underfloor heating. Velux window, panelled door.

### **Living Room: 13'2" x 12'0"**

Dual aspect once again with impressive views front and back. Vaulted ceiling, wooden floor, fitted shelving and storage, two wall mounted electric heaters including a retro style Smeg fire.

### **Bedroom 1: 12'8" x 12'5"**

Window to front aspect with leaded and stained lights and river views. Vaulted ceiling, wood floor, panelled door and a wall mounted electric heater.



## **OUTSIDE**

100ft long quay headed river frontage with a private mooring dock measuring 33ft (25ft min) x 9ft.

The plot is mainly laid to lawn with enclosed decking. External lighting and power with low hedging and gate to the rear.

## **ADDITIONAL INFORMATION**

Tenure: Leasehold

Term: Expires 2085

Not accessible by car. Private parking available by separate arrangement approximately 500 metres away.

Ground rent and service charge: £2,195 per annum.













| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         | 43        |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             | 16      |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

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.





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