



PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM
£300,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM, NORFOLK NR12 8TH

- Freehold holiday cottage
- Private mooring, off road parking
- Walking distance of Wroxham
- Double glazing and under floor heating
- Ideal second home/holiday let

A well presented freehold three bedroom holiday cottage with a private mooring, off road parking and views out over the River Bure, all within walking distance of the centre of Wroxham.

Much improved with UPVC sealed unit double glazing throughout, electric under floor heating, contemporary kitchen with built in appliances and granite worktops, updated four-piece bathroom, generous open plan living room leading out onto private decking looking out over the moorings and the water beyond.

Ideal as a perfectly placed low maintenance second home, but also with huge scope to be run as a well appointed holiday let with access to the entire Broads network and with the centre of Wroxham right on the doorstep.

Viewing recommended.

ACCOMMODATION

Entrance Hall

Part glazed front door, tiled floor, cloaks cupboard, down lighters, staircase to first floor.

Cloakroom

Low level w/c, hand basin, tiled floor, window to front aspect, panelled door.

Living Room: 17'2" x 16'10"

Generous reception room with laminate wooden floor, feature real flame gas fire, down lighters, French doors to rear leading out onto the private waterside deck with view over the mooring (opposite) and out over the marina. Under stair cupboard, TV point, fitted shelving, open plan to:

Kitchen: 10'4" x 7'2"

Full range of wall and floor mounted storage units, finished with granite worktops, with sink unit and drainer, built in oven, hob, fitted wine rack, tiled floor, heated towel rail, tiled splash backs, window to front aspect, down lighters.

FIRST FLOOR

Landing

Loft access.

Bedroom 1: 13'3" x 8'6"

French doors leading out onto a small balcony with views out over the water. Extensive range of fitted furniture including double and single wardrobes, bedside cabinets and storage cupboards above. Laminate flooring, down lighters, TV point, panelled door.

Bedroom 2: 9'10" x 8'1"

Window to rear view over the water, laminate flooring, fitted double wardrobe with dressing table, panelled door.



Bedroom 3: 9'10" x 7'1"

Laminate flooring, built in airing cupboard, window to front aspect with view over the river. Panelled door.

Bathroom

Contemporary four-piece suite with panelled bath, vanity wash basin, low level w/c, shower enclosure, fully tiled, heated towel rail, window to front aspect with river views, panelled door.

OUTSIDE

Enclosed private deck to rear looking out over the marina.

Communal gravelled area to the front with seating.

Two private off road parking spaces.

MOORING

Private, freehold, 29ft long stern on mooring.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage

Heating: Electric under floor heating throughout

Occupancy: All year round but not as a permanent residence.

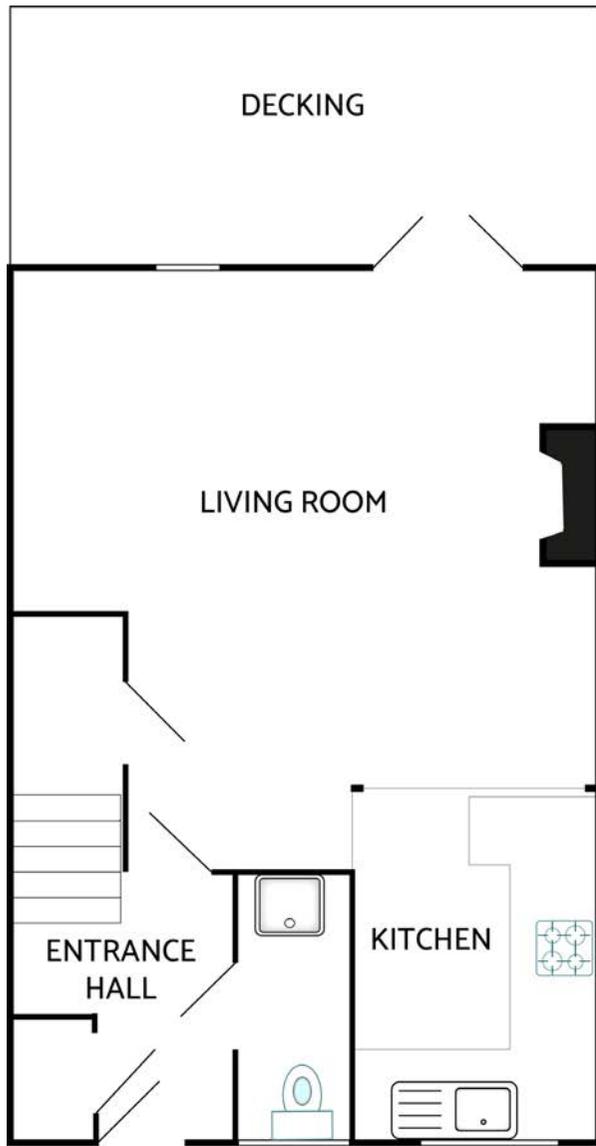
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

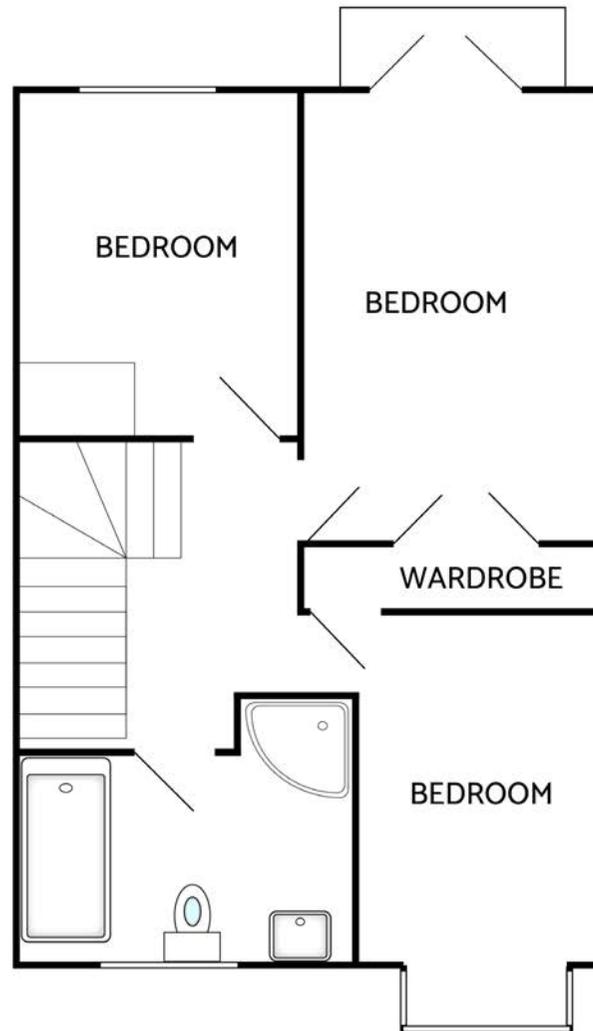
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		87
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	





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