



BROADS HAVEN MARINA, POTTER HEIGHAM  
£250,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# BROADS HAVEN MARINA, POTTER HEIGHAM, NORFOLK NR29 5JD

- Detached waterside bungalow
- Established holiday let
- 33ft long private mooring
- Two private parking spaces
- Two double bedrooms plus two bath/shower rooms
- Ideal second home

A rare opportunity to acquire a well presented, freehold detached waterside bungalow offering 2 double bedrooms, en-suite shower room, 33ft private mooring and 2 off road parking spaces.

Set in the highly regarded Herbert Woods Marina, just off the River Thurne in the popular village of Potter Heigham, at the very heart of the Norfolk Broads.

Built in 2000 of timber construction, the cottage offers accommodation that consists of a spacious open plan living room, well fitted kitchen with built in appliances, 2 double bedrooms, en-suite shower room and a family bathroom.

Features include sealed unit double glazing, electric heating, raised sundeck, a private 33ft side on mooring and 2 off road parking spaces located only a few metres away.

This property is currently run as a successful, well established holiday let, and is available fully furnished by separate negotiation.

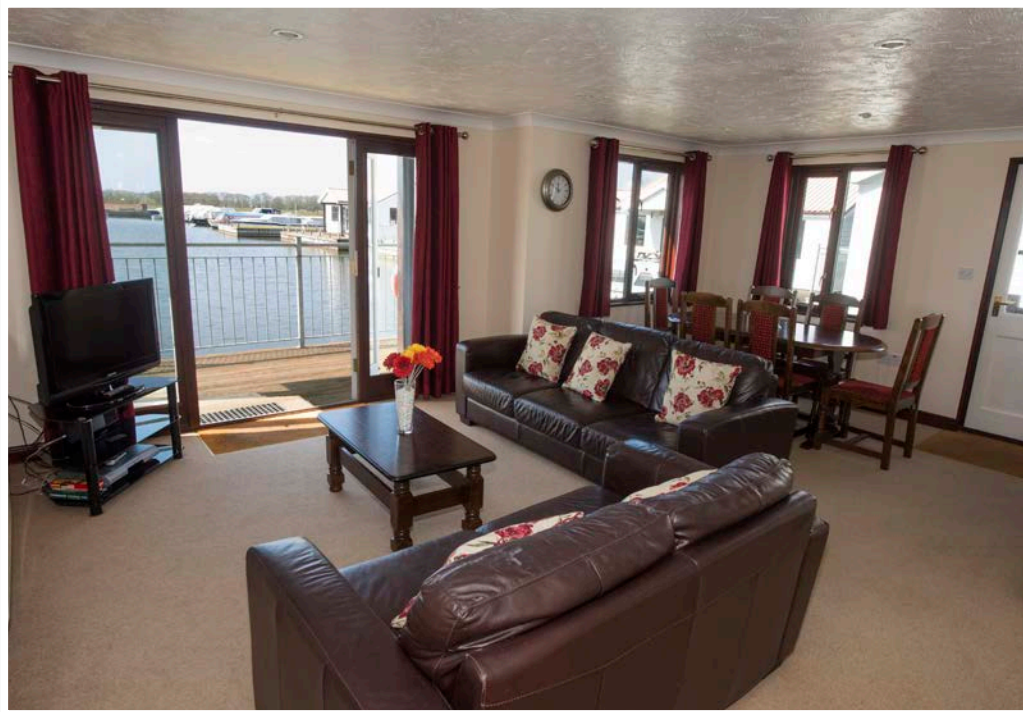
## ACCOMMODATION

### **Generous Open Plan Living Room: 19'5" x 16'4" (11'3" min)**

Light and airy dual aspect reception room with windows to front and side and patio doors leading out onto the raised sun deck, looking out over the mooring and the marina beyond. 2 wall mounted electric heaters, coved ceiling, down lighters, TV point.

### **Kitchen: 9'9" x 7'5" (10'2" max)**

Full range of wall and floor mounted units with 1½ sink unit and drainer. Built in oven, hob and extractor fan, plumbing for dishwasher, electric wall mounted heater, down lighters, coved ceiling, built in cupboard housing the hot water cylinder, dual aspect with window to side and rear.



### **Master Bedroom: 11'11" x 11'0"**

Window to front aspect with views out over the marina, wall mounted heater, coved ceiling.

### **En-Suite Shower Room**

Low level w/c, wash basin, shower cubicle, partially tiled walls, heated towel rail, shaver point, extractor fan, down lighters, window to front aspect.

### **Bedroom 2: 11'11" x 10'0"**

Dual aspect with windows to side and rear, coved ceiling, loft access, wall mounted heater, door to:

### **Bathroom**

Low level w/c, wash basin, panelled bath and shower and screen, heated towel rail, down lighters, extractor fan, wall mounted heater, 'Jack and Jill' doors to living room and bedroom 2.

## **OUTSIDE**

The cottage benefits from 2 private parking spaces located approximately 20 metres away from the property and accessed from the main road via a security barrier.

The area outside the property is decked for low maintenance with a raised and covered verandah looking out over the mooring and the marina beyond.

## **PRIVATE MOORING**

The cottage also has a private mooring measuring 33ft x 11ft.

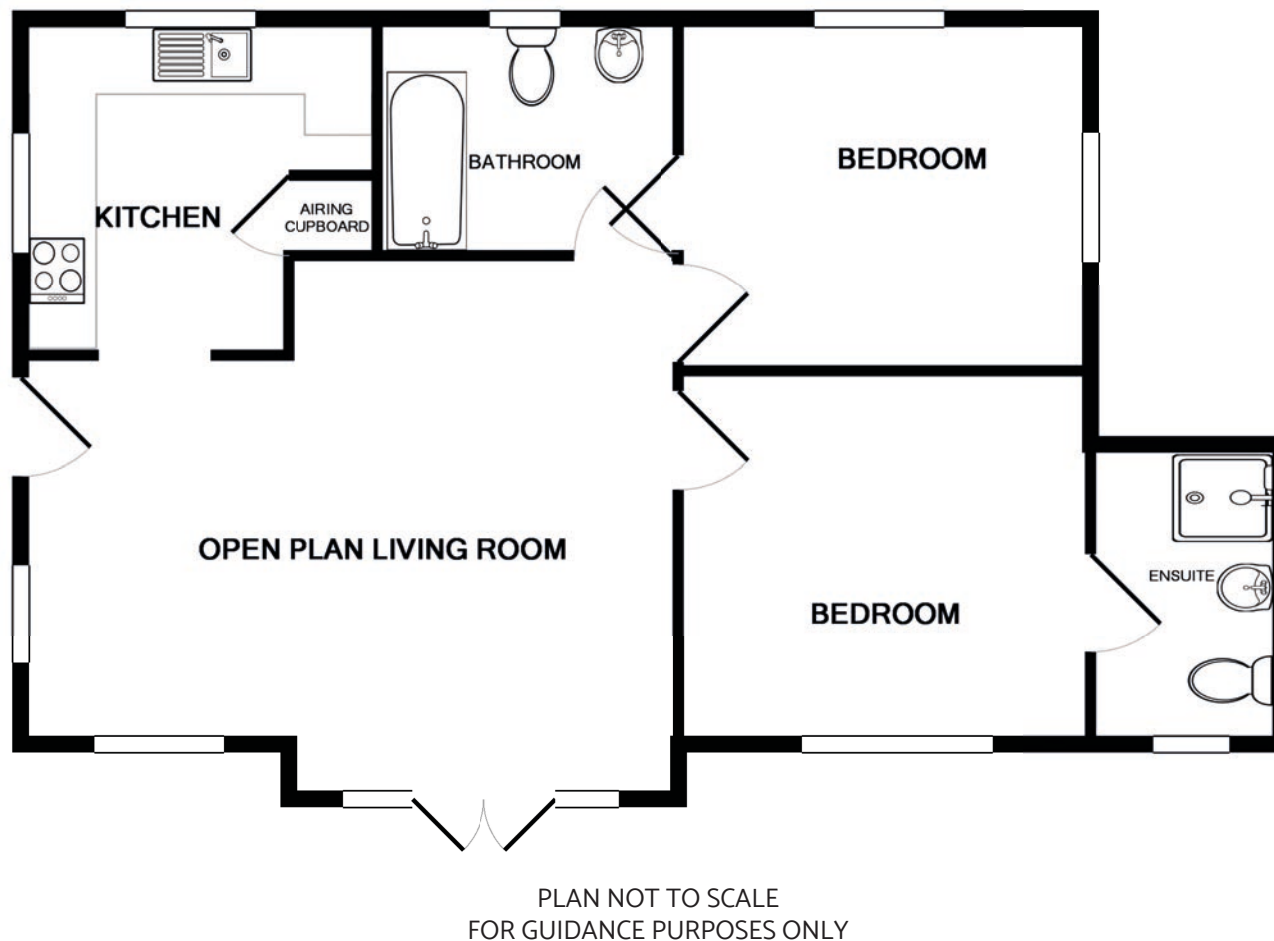
## **ADDITIONAL INFORMATION**

Service charge £850 per annum.

This property can be occupied 365 days a year, but not as a permanent residence.

Photos taken 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







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