



RIVERSIDE, BRUNDALL  
£295,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS



# RIVERSIDE, BRUNDALL NR13 5PU

- Well established holiday let generating an annual income in excess of £22,000
- Rebuilt in 2006 and improved further by the current owner
- Private mooring extending to approximately 32ft
- Available fully furnished

A beautifully presented and immaculately maintained detached riverside bungalow offering stunning panoramic views out over the River Yare, a private mooring and off road parking. It is currently run as a successful holiday let generating a gross annual income in excess of £22,000 and is available fully furnished (by negotiation) with bookings in place for 2020.

Rebuilt in 2006 and significantly improved by the current owner, this impressive waterside property occupied an elevated position overlooking the main river, set opposite the entrance of the dyke which leads to Surlingham Broad.

The accommodation consists of a generous open plan living room/kitchen with full length picture windows looking out over the Yare, two double bedrooms and a shower room.

Outside the property is approached via double gates, which lead to a gravel driveway. A wraparound deck provides a raised vantage point from which to enjoy the ever-changing view with a lawned garden and a private quay headed mooring extending to approximately 32ft.

Low maintenance, well established and ready to go. Early viewing is recommended.

## ACCOMMODATION

### Open Plan Living Room / Dining Room / Kitchen: 18'4" x 17'4" (14'2" min)

Generous, dual aspect living space with high, vaulted ceiling with exposed timbers. Large picture windows providing panoramic river views, with two fully glazed doors leading out onto the raised decking.

The kitchen offers a range of fitted units with 1½ sink unit and drainer, built in oven hob and extractor hood, plumbing for a washing machine and a built in fridge/freezer.

Wall lights and down lighters, a wall mounted electric heater and a fitted electric fire.





### Inner Hallway

Access to loft space.

### Bedroom 1: 12'6" x 11'6"

Window to rear with fitted blind, built in double wardrobe, wall mounted heater, latch door.

### Bedroom 2: 8'11" x 8'8"

Windows to side and rear, both with fitted blinds, built in wardrobe, wall mounted electric heater.

### Shower Room

Low level w/c, wash basin, shower enclosure, partially tiled walls, wall mounted fan heater, Velux window, heater, latch door. Towel rail, extractor fan, latch door.



### OUTSIDE

Approached via double gates with a gravelled driveway providing off road parking for two cars. Timber shed, outside lighting, power and water.

Steps lead up to a raised deck with far reaching river views. There is a small area of lawn and the 32ft long quay headed mooring.

### ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Septic tank drainage.

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.

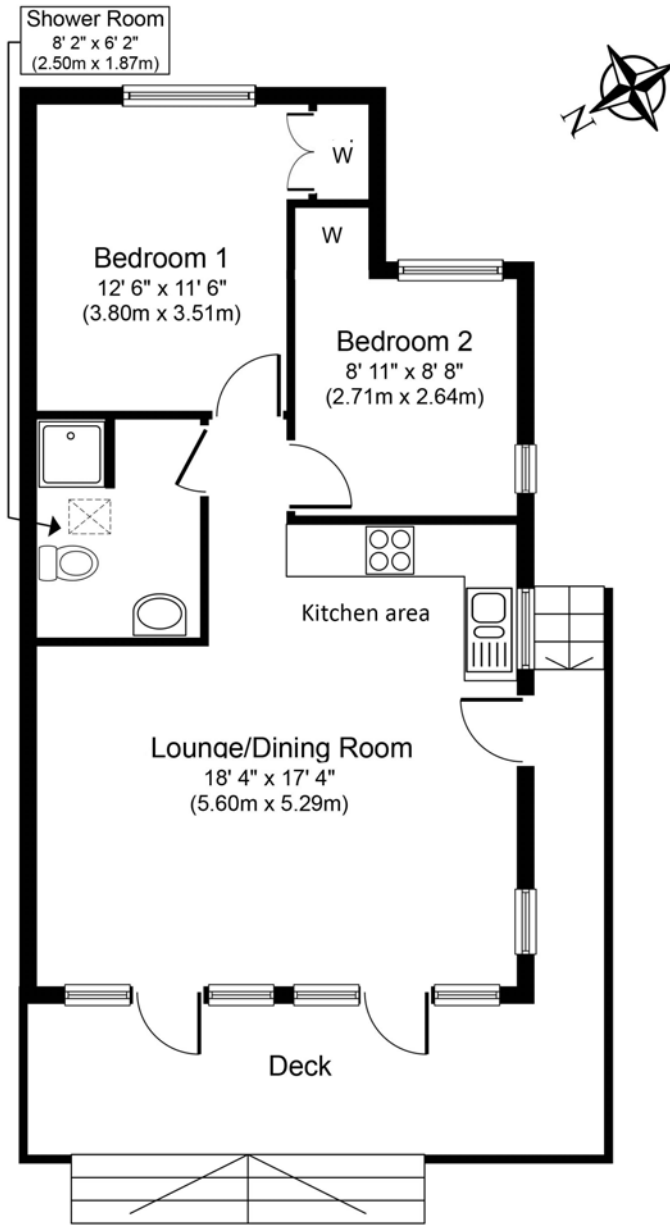
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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










Approximate Floor Area  
560 sq. ft.  
(52.0 sq. m.)

| Energy Efficiency Rating                    |          | Current   | Potential |
|---|----------|---|-----------|
| Very energy efficient - lower running costs |          |   | 100       |
| (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> | 44  |           |
| (21-38)                                     | <b>F</b> |   |           |
| (1-20)                                      | <b>G</b> |   |           |
| Not energy efficient - higher running costs |          |   |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC  |           |

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)