



BROADS HAVEN MARINA, POTTER HEIGHAM
£285,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



BROADS HAVEN MARINA, POTTER HEIGHAM, NORFOLK NR29 5JD

- Successful holiday let, available fully furnished
- Freehold with two private parking spaces
- Popular marina setting just off the River Thurne
- Three double bedrooms, en suite shower and family bathroom
- 33ft long mooring
- Bookings in place for 2020

Well laid out and well presented, this detached waterside bungalow offers three double bedrooms, en-suite facilities, two off road parking spaces and a private 33ft mooring. It is currently run as a successful holiday let with bookings in place for 2020, and contents are available by separate negotiation.

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 generous open plan living room, kitchen, master bedroom with en-suite shower room, 2 further double bedrooms and a bathroom.

Features include sealed unit double glazing, electric heating, private 33ft side on mooring, raised sundeck with views out over the marina and two private off road parking spaces right outside the property.

An ideal second home/holiday let, conveniently located within walking distance of two pubs, two coffee shops, a department store, fishing tackle shop, Post Office/general store, fish and chip shop and cruiser/day boat and canoe hire.

The property is set just off the River Thurne, with full access to the entire Norfolk Broads network.

Early viewing recommended.



ACCOMMODATION

Generous Open Plan Living Room: 19'4" x 16'7" (12'2" min)

Dual aspect reception room with French doors leading out onto a raised sundeck, looking out over the marina. One night storage heater and one panel heater, coved ceiling, spot lights, two TV points.

Kitchen: 9'11" x 7'6" (10'9" max)

Full range of wall and floor mounted storage units with 1½ sink unit and drainer. Built in oven, hob and extractor fan, plumbing for dishwasher, coved ceiling, spot lights, built in cupboard housing the hot water cylinder. Dual aspect with views out over the river, and open countryside.

Inner Hallway

Loft access, coved ceiling.

Master Bedroom: 11'8" x 11'1"

Window to rear with views out over open countryside, coved ceiling, panelled door, wall mounted heater, built in double wardrobe.

En-Suite Shower Room:

Low level w/c, wash basin, shower cubicle, partially tiled walls, wall mounted fan heater, heated towel rail, extractor fan, window to side aspect.

Bedroom 2: 12'8" x 11'4"

Window to front aspect with views out over the mooring and the marina beyond. Wall mounted heater, coved ceiling, panelled door.

Bedroom 3: 10'10" x 8'6"

Window to side, wall mounted heater, coved ceiling, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath with shower over, partially tiled walls, coved ceiling, down lighters, heated towel rail, wall mounted fan heater, extractor fan, panelled door.



OUTSIDE

Two off road parking spaces adjacent to the property accessed via a security barrier.

The property is decked on all sides with ramps up to the front door, a raised and covered verandah, outside lighting and a private 33ft long side on mooring.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: 365 days of the year, but not suitable as a permanent residence.

Services: Mains water, electricity and drainage connected.

Contents available by separate negotiation.

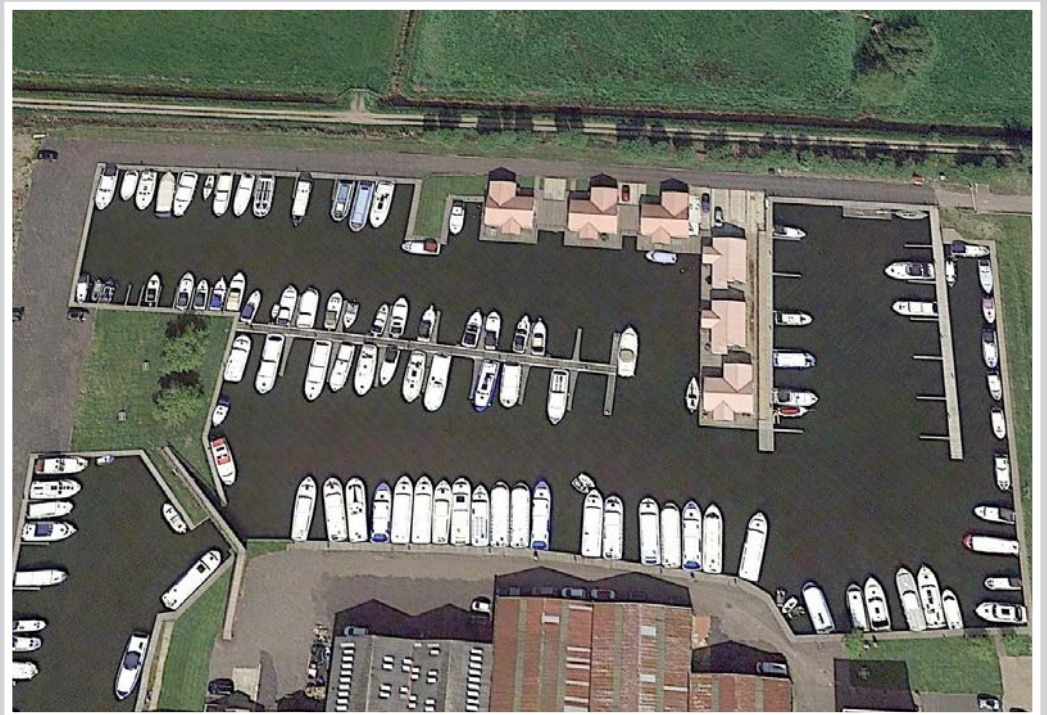
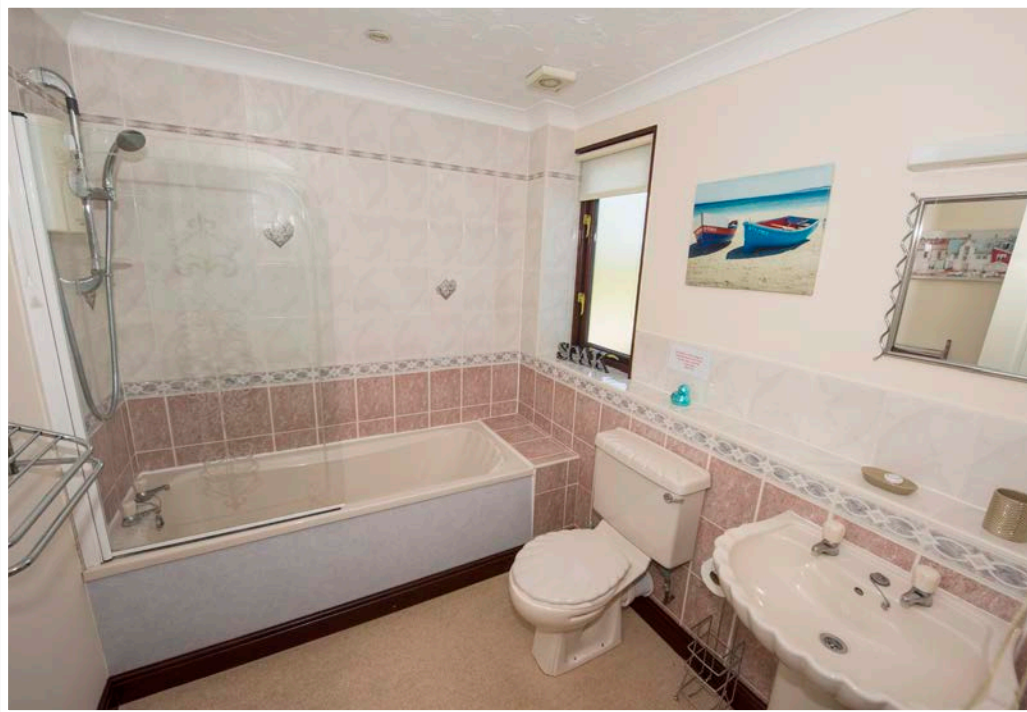
Gross income from 2019 approximately £17,000.

Some photos taken 2016/2017.

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.

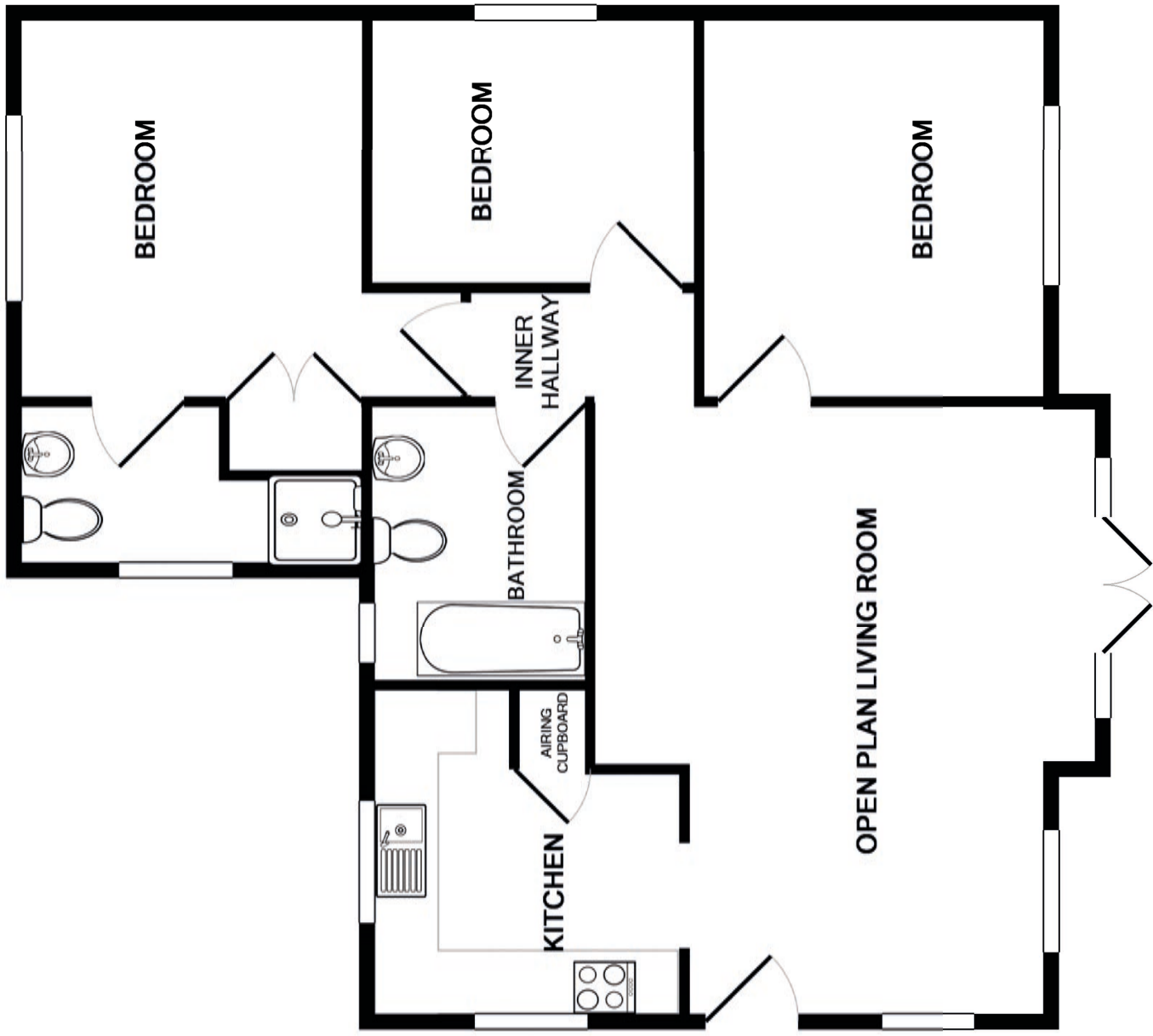
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Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

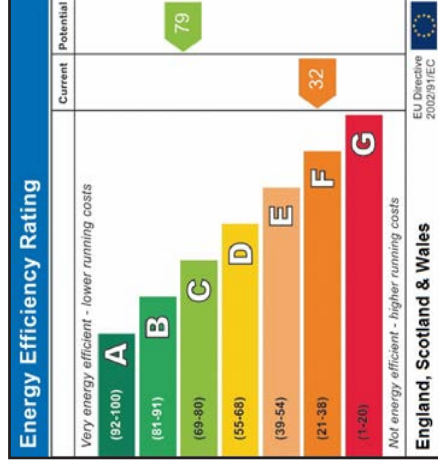








PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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