



THE STREET, DILHAM
£450,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



THE STREET, DILHAM, NR28 9PS

- Private mooring
- Spacious and flexible accommodation
- No onward chain
- 3/4 bedrooms, shower room and bathroom
- Garage and ample parking
- Open views

An incredibly deceptive riverside bungalow with its own private mooring and impressive open views to the front and rear.

Offering versatile accommodation that consists of an entrance porch, entrance hall, spacious open plan living room/dining room/kitchen, master bedroom with en-suite shower room, two further bedrooms, bathroom and a generous study/bedroom 4.

Features include private frontage onto Tylers Cut, which leads out onto the River Ant, Barton Broad and beyond to the rest of the Broads network. The quay headed mooring extends to approximately 46ft with a raised deck looking out over the water and open farmland beyond.

The property has oil fired central heating, UPVC sealed unit double glazing, a 23ft long garage, ample private parking with space for a caravan/boat and is offered for sale with no onward chain.

ACCOMMODATION

Entrance Porch

Entrance Hall

Radiator, coving.

Master Bedroom: 11'9" x 10'11"

Window to front aspect, radiator, panelled door.



En-Suite Shower Room

Low level w/c, wash basin, tiled shower enclosure, tiled walls, extractor fan.

Bedroom 2: 13'6" x 11'1"

Window to front aspect, range of fitted furniture, radiator, panelled door.

Bathroom

Panelled bath, low level w/c, wash basin, fully tiled walls, radiator, window to side, shaver point.

Study/Bedroom 4: 11'10" x 10'10"

Sliding patio doors to rear looking out over the garden, radiator, ceiling fan, door to garage.

Open plan Living Room/Dining Room/Kitchen: 20'10" x 14'0 plus 31'6" x 12'0" (10'9" min)

A substantial living space with large picture windows and sliding patio doors to the rear.

Four radiators, ceiling fan, coving, panelled doors.

Kitchen

Full range of wall and floor mounted units with 1 ½ sink unit and drainer, built in double oven and hob. Plumbing for dishwasher and washing machine, window to rear and door to front aspect.

OUTSIDE

Approached via an "in and out" brickweave driveway leading to a **Garage: 23'7" x 12'6"** with power, light and an up and over door.

The rear garden extends to approximately 80ft, laid mainly to lawn with a selection of mature trees and shrubs with a patio area and a pathway leading down to the water's edge.



MOORING

Quay headed river frontage extending to approximately 46ft, 29ft of which is cut further into the plot.

Raised timber decking offers the perfect vantage point to enjoy the water and the open views beyond.

ADDITIONAL INFORMATION

Much of the contents will remain.

No onward chain.

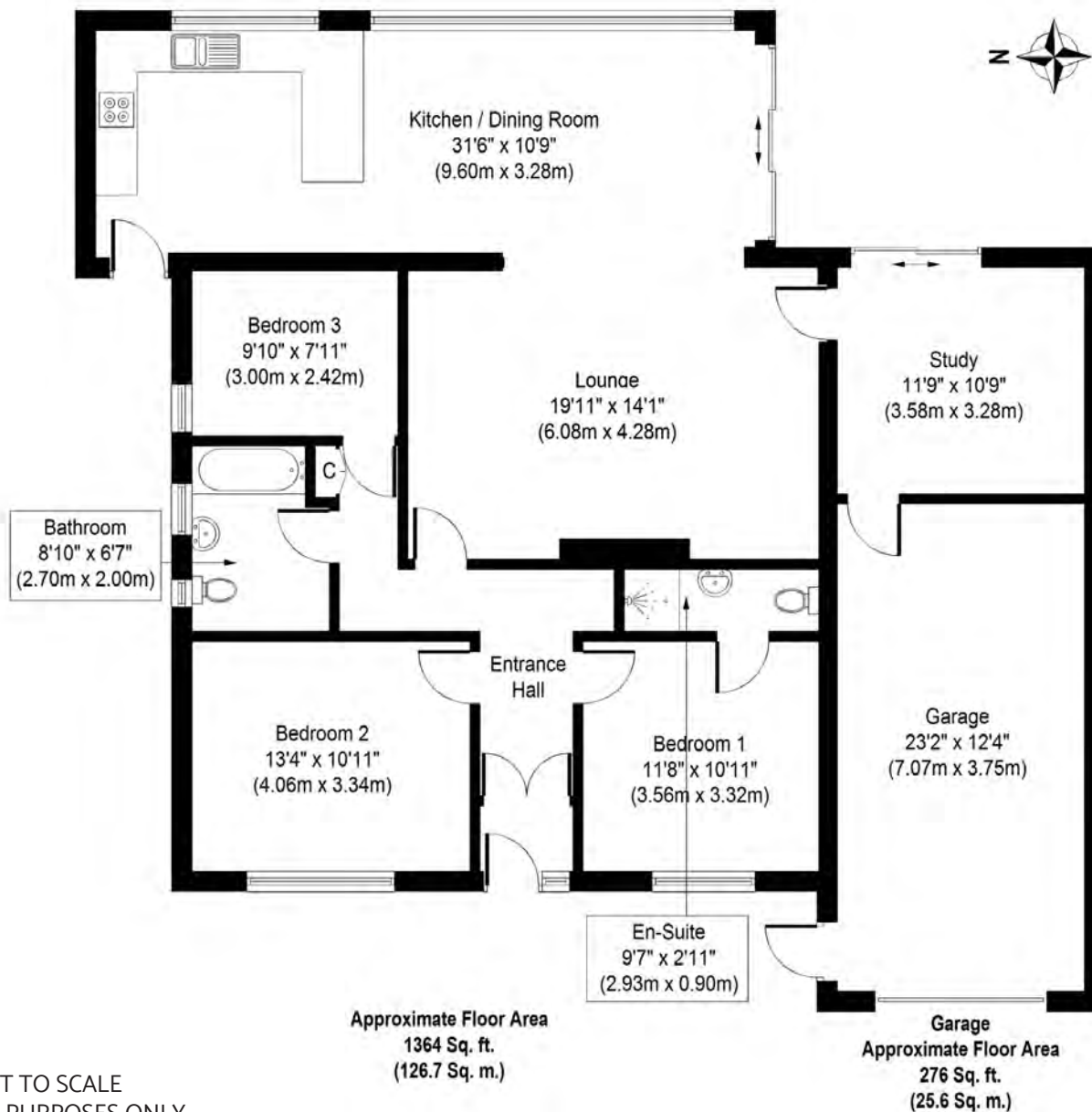
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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