



BEECH ROAD, WROXHAM
£675,000 FREEHOLD

WATERSIDE
ESTATE AGENTS



BEECH ROAD, WROXHAM, NORFOLK NR12 8TP

- The perfect riverside property
- Full of character and charm
- Two balconies with stunning views out over the River Bure and Wroxham Broad
- Two mooring docks and an integral boathouse
- Tranquil setting
- Idyllic riverside gardens
- Parking for multiple vehicles

The quintessential riverside property, full of character and charm, hidden away in an idyllic and peaceful setting, with breathtaking views out over the River Bure and Wroxham Broad.

The impressive former boathouse was rebuilt and remodelled approximately 20 years ago with immense care and attention to detail. The well-proportioned accommodation now comprises an entrance hall, utility room, sitting room, first floor kitchen/dining room with south facing balcony overlooking Wroxham Broad, generous master bedroom with private balcony looking out over the main river, two further double bedrooms, bathroom and two shower/wet rooms.

Picturesque riverside gardens with two mooring docks, one measuring 31ft x 14ft. The other extends to over 50ft, which in turn leads to the integral boathouse with an internal mooring, ample storage space and offering potential to be adapted to create additional accommodation (subject to planning).

Other features include gas fired central heating, sealed unit double glazing (to first floor) and two private parking areas providing space for multiple vehicles.

Whether as a perfectly placed permanent residence, a serene second home or as the ultimate holiday let, an early viewing is strongly advised.

ACCOMMODATION

Entrance Hall

Solid oak front door, wooden floor, cloaks area, down lighters, staircase to first floor.



Utility Room

Window to rear, plumbing for a washing machine. Wall mounted gas fired central heating boiler, large built in airing cupboard with radiator and fitted shelving, panelled door.

Door to:

Sitting Room: 16'0" x 12'0"

Generous main bedroom, dual aspect with window to side and part glazed, wooden double doors leading out onto south facing decking, with views out towards Wroxham Broad. Wooden floor, panelled doors, radiator.

Shower Room

Wet room style with tiled floor, wall mounted electric shower, low level w/c, hand basin, heated towel rail, extractor fan, panelled door.

FIRST FLOOR

Kitchen/Dining Room: 26'5" (18'10" min) x 14'10"

Light and airy, dual aspect room with large French doors leading out onto a south facing balcony offering impressive views out over Wroxham Broad. Full range of solid oak units with 1½ sink unit and drainer with central island. Electric cooker point, extractor hood, tiled splashbacks, wooden floor, down lighters, radiator, part -glazed panelled door.

Inner Hallway

Radiator, down lighters.

Shower room

Wet room style with tiled floor and walls, wall mounted electric shower, low level w/c, hand basin, extractor fan, down lighters, panelled door.

Bedroom 2: 11'1" (13'10" mad) x 12'0"

Window to side, radiator, wooden floor, panelled door, down lighters, access to eaves, panelled door.



Bedroom 3: 11'1" (13'10" max) x 10'5"

Window to side, radiator, wooden floor, loft access, down lighters, access to eaves, panelled door.

Master Bedroom: 18'10" x 12'0"

Dominated by large French doors leading out onto a wooden balcony with panoramic views out over the River Bure with staircase leading down to the riverside garden. Down lighters, part glazed panelled door, access to eaves, two radiators.

Bathroom

Window to side with river views, free standing roll top, claw foot bath with shower attachment, low level w/c, wash basin, partially tiled walls, radiator, heated towel rail, extractor fan, shaver point, panelled door.

OUTSIDE

The property offers well established and private riverside gardens, laid mainly to lawn with a variety of mature trees, shrubs and flowering borders.

A second mooring dock was created in 2018 which measures 31ft x 14ft, and new replacement quay heading was added to the rest of the frontage at the same time. The original dock extends to over 50ft and gives access to:

Integral Wet Boat House

Internal mooring measuring 24'0" x 15'0" with power connected, and offers additional storage and a separate store room. (Potential exists to convert all or part of the boat house, creating significant additional accommodation).

ADDITIONAL INFORMATION

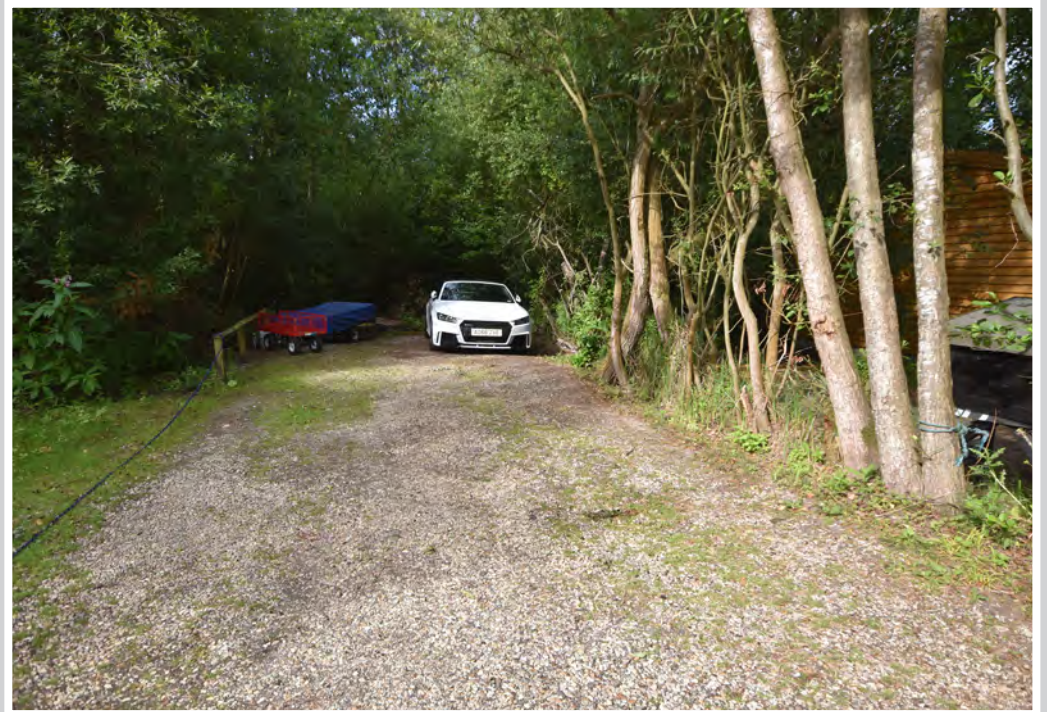
Tenure: Freehold, full residential status

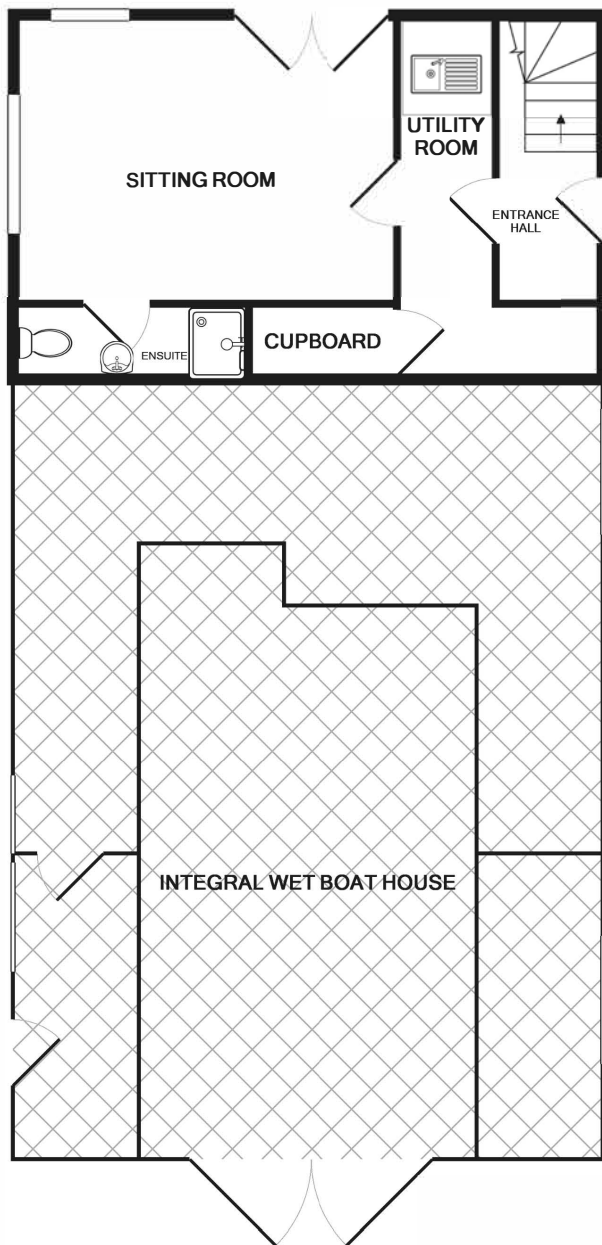
Services: Mains gas and electricity, bore hole water, regularly checked, septic tank drainage

Access: The property is accessed by river and footpath only. A parking area suitable for several cars, owned along with the property, is approximately 200 metres away.

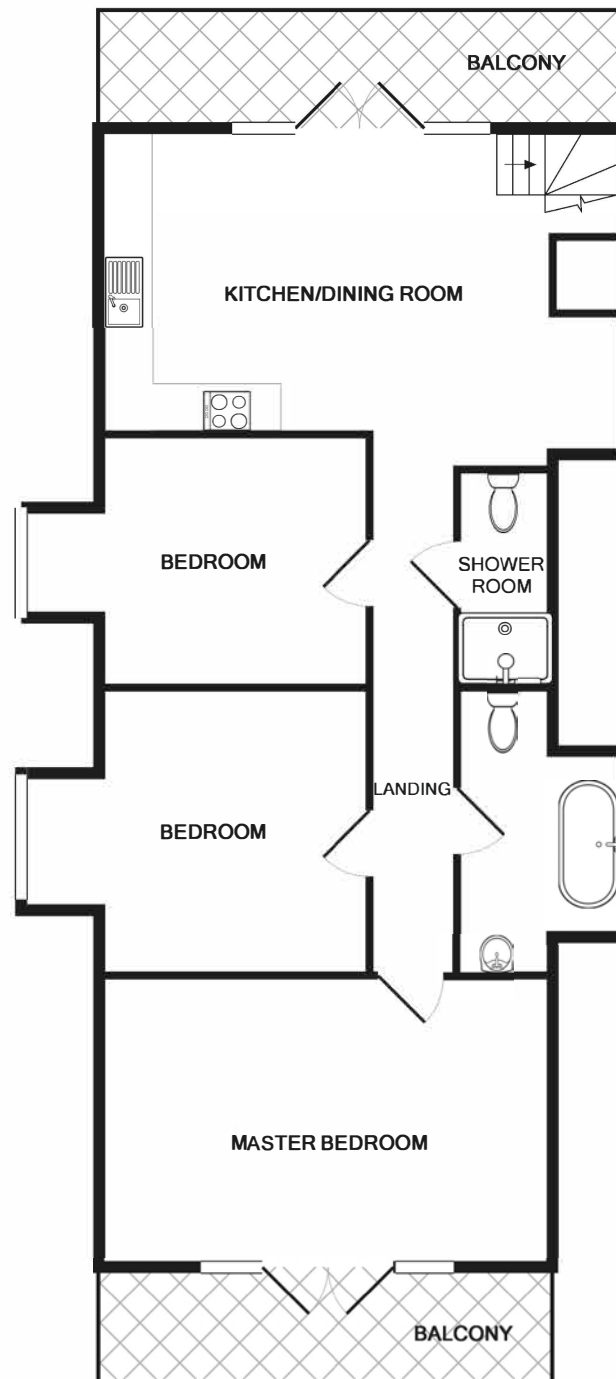









PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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.



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

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com