



RIVERSIDE, REPPS WITH BASTWICK  
£280,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





## RIVERSIDE, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- Immaculately presented 2/3 bedroom riverside bungalow
- 75ft of river frontage
- Covered 26ft long mooring dock
- High performing holiday let
- Available fully furnished - by negotiation
- Stunning views

One of the finest examples on the River Thurne!

An immaculately presented 2/3 bedroom detached riverside bungalow, currently run as a high performing holiday let.

Offering a well proportioned and flexible layout along with approximately 75ft of quay headed river frontage with a covered 26ft long dock.

Other features include full UPVC sealed unit double glazing, upgraded, thermostatically controlled electric radiators, a 21ft long triple aspect kitchen/dining room and stunning panoramic views to the front and back.

Available fully furnished by negotiation and with an impressive number of holiday bookings already in place for 2021.

Early viewing recommended.

### ACCOMMODATION

#### **Kitchen/Dining Room: 21'9" x 8'6"**

Generous triple aspect room with river views. Full range of wall and floor mounted units with 1½ sink unit and drainer, built in oven, hob and extractor hood, electric radiator. Built in wine rack, tiled splash backs, plumbing for a dishwasher, part glazed double doors leading to:

#### **Living Room: 12'5" x 11'7"**

Dual aspect reception room with river views, French doors leading out onto the facing deck. Wall mounted electric radiator, wall light points, built in storage cupboard, wall lights, part glazed door to:





### **Garden Room/Bedroom 3: 10'2" x 9'7"**

Triple aspect with impressive river views. Door leading out to the garden and fitted blinds throughout.

### **Inner Hallway**

Cloaks area, wall mounted electric heater.

### **Master Bedroom: 9'5" x 9'0"**

Window to front aspect looking out over the river. Full range of fitted wardrobes with inset lighting. Wall mounted electric radiator, panelled door.

### **Bedroom 2: 11'7" x 7'9"**

Window to rear with views out over open countryside. Wall mounted electric radiator, vanity wash basin with storage under panelled door.

### **Shower Room**

Double shower enclosure with Triton shower, wash basin, w/c, two wall mounted heaters, partially tiled walls, extractor fan and window to side.

## **OUTSIDE**

The property is approached via a secure gate leading onto decking that extends around the property, providing two river facing seating areas and a private screen courtyard style area with a bivvy providing covered seating, and a dining area (which could be used as a shed/workshop), garden shed, outside tap and outside lighting. The rest of the garden is laid to lawn with mature flower and shrub borders.

## **ADDITIONAL INFORMATION**

Tenure: leasehold

Term: Expires 2085

Ground Rent and Service Charge: £515.00 in 2020

Access: Via river and footpath only

Parking is available close to Repps Staithe by separate arrangement.

Full contents available by separate negotiation.

Please note: some external photos were taken in 2015

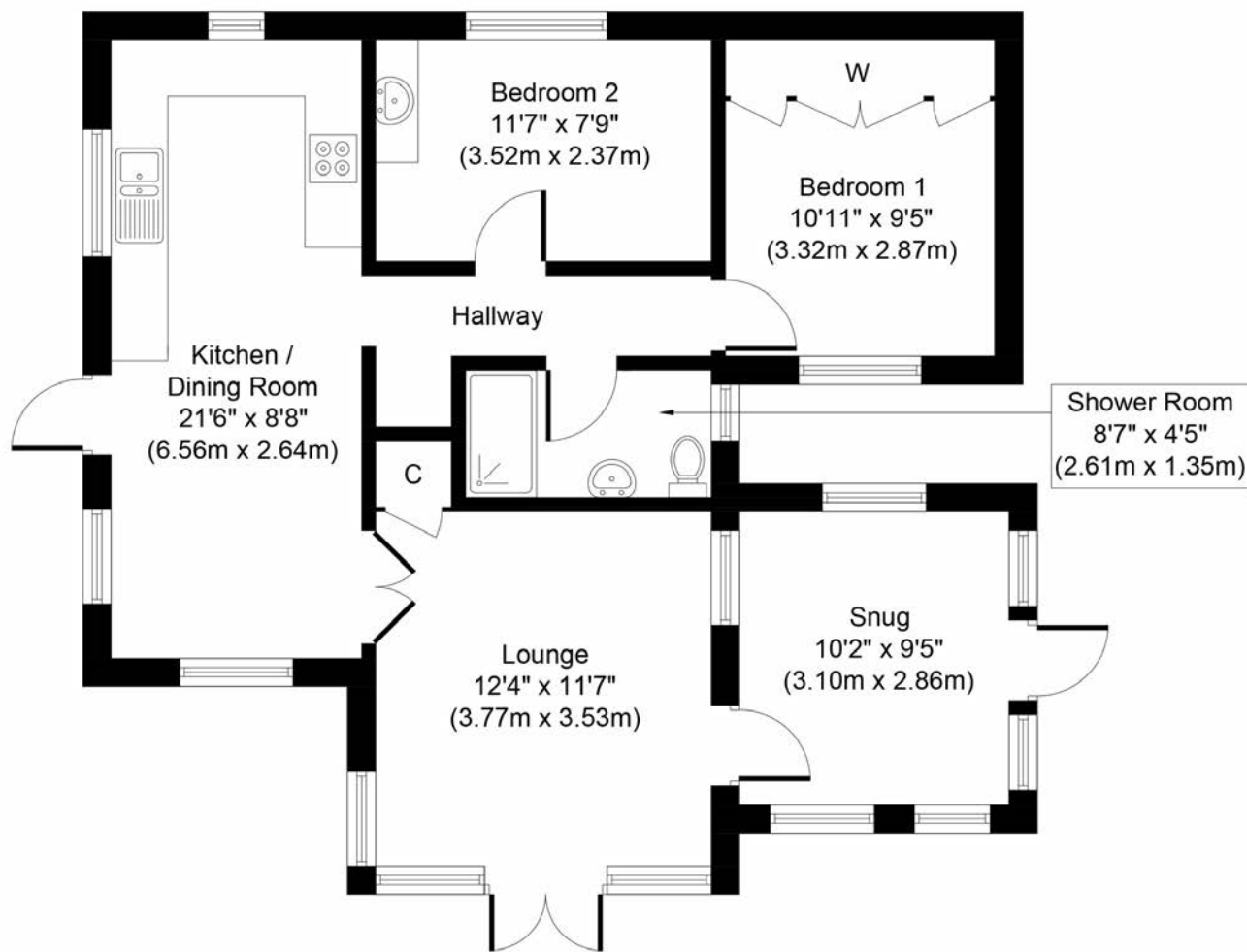












**Approximate Floor Area**  
**745 Sq. ft.**  
**(69.2 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 82                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            | 31      |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.









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