



PENINSULA COTTAGES, WROXHAM  
£350,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS



# PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- Freehold holiday cottage
- Upgraded and improved
- 45ft mooring and off road parking
- South facing aspect
- Within walking distance of Wroxham
- Well established holiday let

The perfect base from which to explore and enjoy the Broads! The cottage occupies a south facing position in a highly regarded marina development within walking distance of the centre of Wroxham, with views out over the water and out towards the River Bure, a private 45ft long mooring and private parking directly in front of the cottage. Ideal as a well maintained and well presented second home and/or as a well established, perfectly placed holiday let.

The property has been updated and improved, benefitting from UPVC sealed unit double glazing throughout, upgraded electric heaters, a modern fitted kitchen with a number of built in appliances and under floor heating, contemporary shower room, also with underfloor heating, and bathroom.

All three bedrooms are good sized doubles with views out over the water from each one, and the open plan living room faces south, and leads out onto a raised sun deck looking out over the private mooring with the River Bure in the background.

The cottage also benefits from being freehold (most of the properties on this site are leasehold), and this includes both the mooring and the parking area.

With Wroxham only a few minutes walk away, offering an extensive range of shops, pubs, restaurants, boat and canoe hire as well as public transport including a train station providing access to Norwich within 20 minutes, and Cromer 30 minutes.

Contents are available by separate negotiation.

No onward chain.

## ACCOMMODATION

### Entrance Hall

Staircase to first floor. Built in cloaks cupboard, wall mounted heater.





## Shower Room

Low level w/c, hand basin, shower enclosure, heated towel rail, down lighters, partially tiled walls, window to front aspect.

## Living Room: 17'10" x 16'10"

Window and French doors to rear leading out onto the decking and the adjacent mooring. Wall mounted electric fire and heater, TV point, under stair storage cupboard.

Open plan to:

## Kitchen: 8'3" x 7'3"

Full range of wall and floor mounted storage units with sink unit and drainer. Built in oven, hob and extractor fan. Built in fridge and freezer, plumbing for washing machine, window to front aspect and electric underfloor heating.

## FIRST FLOOR

### Landing

Loft access, window to side.

### Bedroom 1: 12'0" x 10'9"

Dual aspect with windows to rear, with views over the water from both windows, wall mounted heater.

### Bedroom 2: 15'1" x 8'6"

French doors to rear with Juliet balcony, south facing with views out towards the river. Wall mounted heater, built in wardrobe.

### Bedroom 3: 10'5" x 10'0"

Box bay windows to front aspect, built in airing cupboard, wall mounted electric heater and built in wardrobe.



## Bathroom

Contemporary white suite with w/c, wash basin, panelled bath with shower and screen. Heated towel rail, partially tiled walls, down lighters, extractor fan, window to front aspect.

## OUTSIDE

A gravelled parking area provides private parking and land to the side.

The rear of the property is south facing with an enclosed deck. The private, freehold mooring extends out directly behind the property and measures approximately 45' x 13'10" and is barely 100 metres from the main river, and from here out to the entire Broads network.

## ADDITIONAL INFORMATION

Tenure: Freehold

General services: £540 paid for 2018.

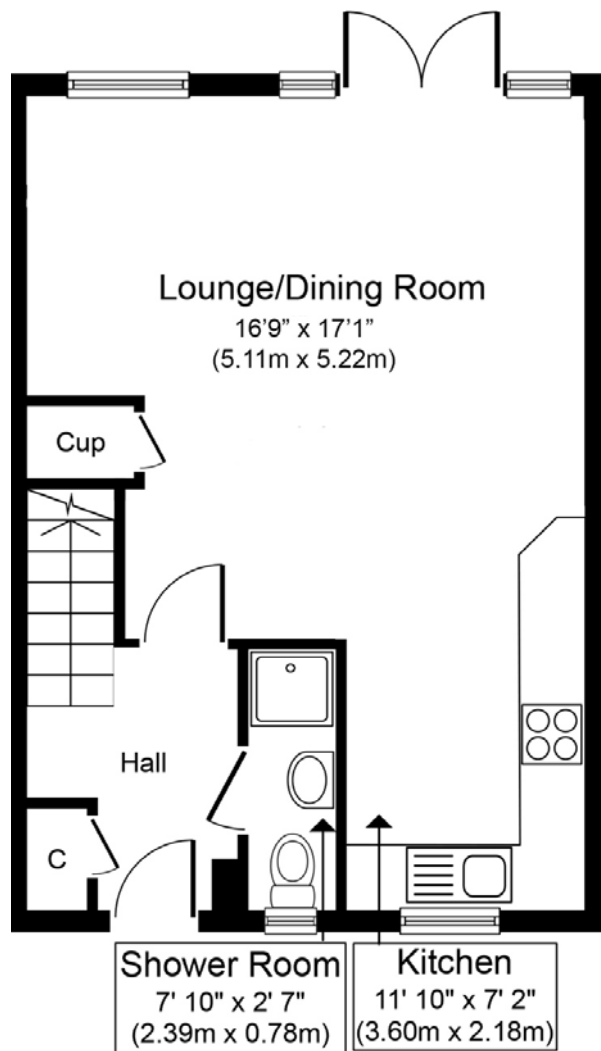


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

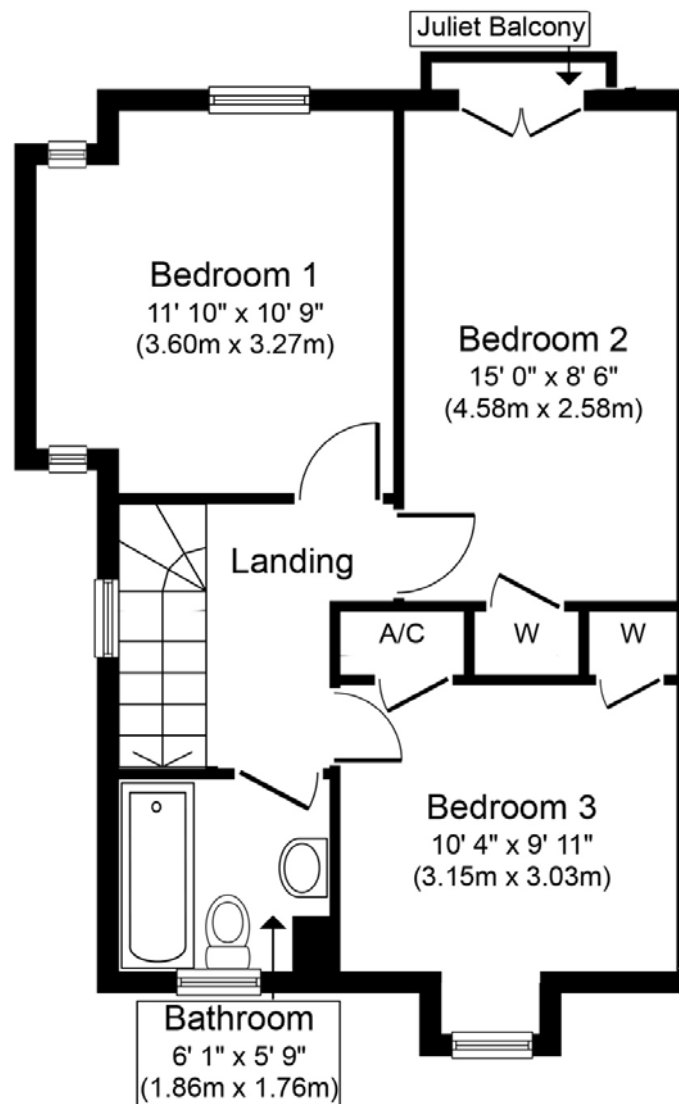
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





**Ground Floor**  
**Approximate Floor Area**  
**420 sq. ft.**  
**(39.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**441 sq. ft.**  
**(41.0 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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