



RIVERSIDE, BRUNDALL
£595,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







RIVERSIDE, BRUNDALL, NORFOLK NR13 5PU

- Incomparable and innovative riverside property
- Well established turnkey holiday let
- Commanding position with stunning far reaching views
- Moorings for several boats, well suited to seafaring as well as Broads craft
- Brick and block construction on steel and concrete piles
- Air source heat pump and solar panels

An impressive and truly unique riverside property, completed in 2007 and finished to an extremely high standard, offering breathtaking panoramic views out over the River Yare with extensive private mooring.

Designed by a well regarded and innovative local architect, the property is of brick and block construction beneath a low maintenance wood effect cladding under a traditional style cedar shingle roof, sitting on steel and concrete piles.

Features include an air source heat pump with under floor heating throughout the ground floor and radiators to the first floor, hardwood, sealed unit double glazing throughout including the two feature bay windows that dominate the front elevation.

The generous accommodation consists of a large open plan triple aspect kitchen/dining room, master bedroom with large en-suite wet room, two further double bedrooms and a 4 piece family bathroom. To the first floor is the impressive living room with far reaching views out over the river and marina from all four elevations. A particular feature is the high vaulted ceiling with exposed timbers which lead up to a glazed cupola.

Occupying a commanding position on the River Yare with extensive private quay heading extending to approximately 150ft providing secure private moorings for several boats, being particularly suitable for seaworthy craft, with easy access from here out to Lowestoft and beyond.

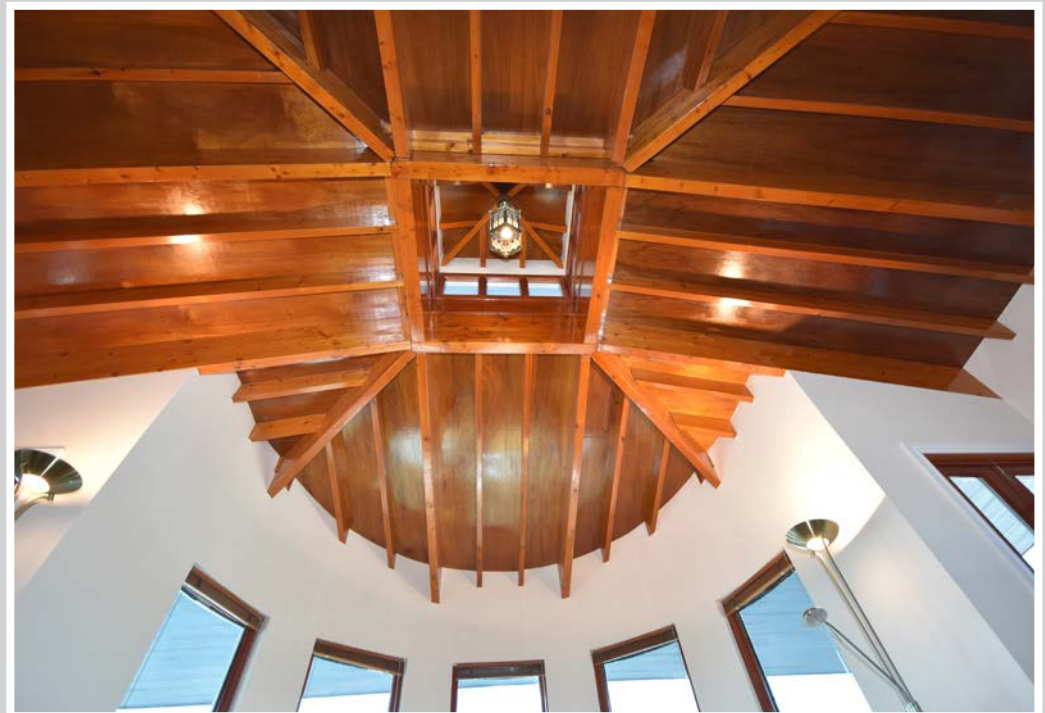
A stunning riverside property, designed to be the perfect, low maintenance lock up and leave holiday home, currently run as a successful holiday let, available fully furnished (by negotiation) with bookings already in place for most of the 2021 season.

ACCOMMODATION

Ramp up to:

Kitchen/Dining Room: 27'0" x 19'1" (13'1" min)

A spacious triple aspect room, ideal for entertaining with a striking, full length bay window offering panoramic river views.



Full range of wall and floor mounted storage units with solid wood worktop with sink unit and drainer, electric cooker point, extractor hood, tiled splashbacks, down lighters, coved ceiling, tiled floor, oak staircase to first floor with two built in cupboards.

Glazed door to:

Inner Hallway

Tiled floor, coved ceiling, loft access.

Master Bedroom: 15'1" x 13'1"

French doors to side, leading out onto a river facing balcony. Tiled floor, coved ceiling, panelled door.

En-Suite Wet Room: 11'4" x 5'9"

Fully tiled shower room with twin wash basins, low level w/c, bidet and walk in shower. Heated towel rail, extractor fan, coved ceiling and windows to two elevations, down lighters.

Bedroom 2: 13'2" x 11'3"

French doors leading out onto a river facing balcony. Tiled floor, coved ceiling, panelled door.

Bedroom 3: 13'1" x 11'5"

Windows to side with river views, tiled floor, coved ceiling, panelled door.

Main Bathroom: 11'4" x 6'6"

Fully tiled wet room with panelled bath, wash basin, low level w/c and a walk in shower. Extractor fan, heated towel rail, shaver point, coved ceiling, window to side.

FIRST FLOOR

An oak staircase leads up to:

Living Room: 19'11" x 19'9" (11'7" min)

A stunning reception room with far reaching views out over either the main river or the marina from every elevation with another full length feature bay window to the south facing front aspect. Two sets of French doors lead out onto two small balconies from which to further appreciate the views.

The impressive vaulted ceiling also adds to the feeling of space and light with exposed timbers leading up to a striking glazed cupola. Wooden floor and two radiators.



OUTSIDE

A five bar gate leads to a driveway offering private parking for several vehicles with a single carport.

A ramp leads up to raised decking that extends around the three main elevations, culminating in a generous south east facing sun deck, designed to be the ultimate low maintenance vantage point to enjoy the picturesque river views.

Steps lead down to the quay headed private moorings which extend to approximately 47ft across the front of the property and a further 81ft to the side, providing extensive moorings for several boats with the facility to moor a much larger sea going craft. There is also an additional mooring to the rear of the property.

There is extensive outside lighting with external power and water, and a small car port with solar panels on the roof.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Can be used 365 days of the year, but not as a main or sole home.

Services: Air source heat pump, under floor heating throughout the ground floor and radiators to the first floor.

Mains electricity and water.

Drainage: Private treatment plant.

Access: Via a private road, incurring an annual maintenance charge of approximately £60.

Contents available by separate negotiation.

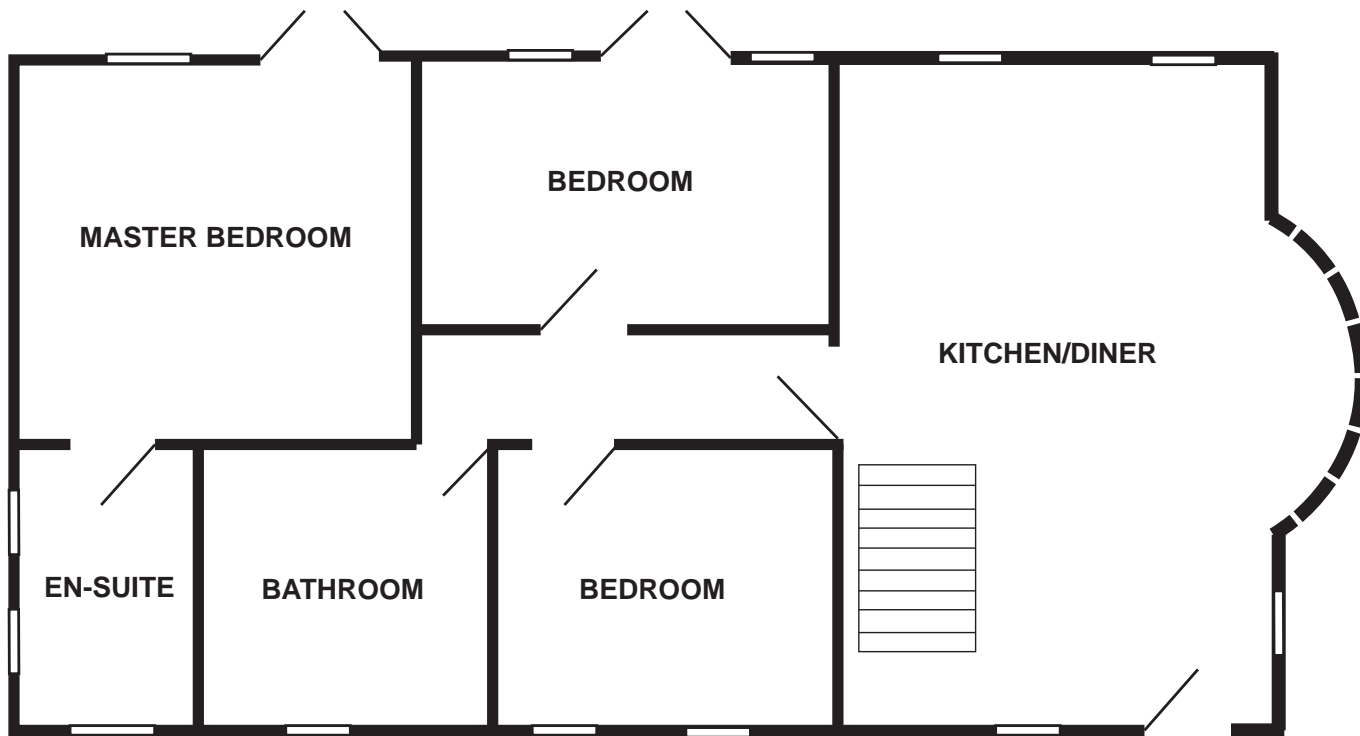
No onward chain.

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.

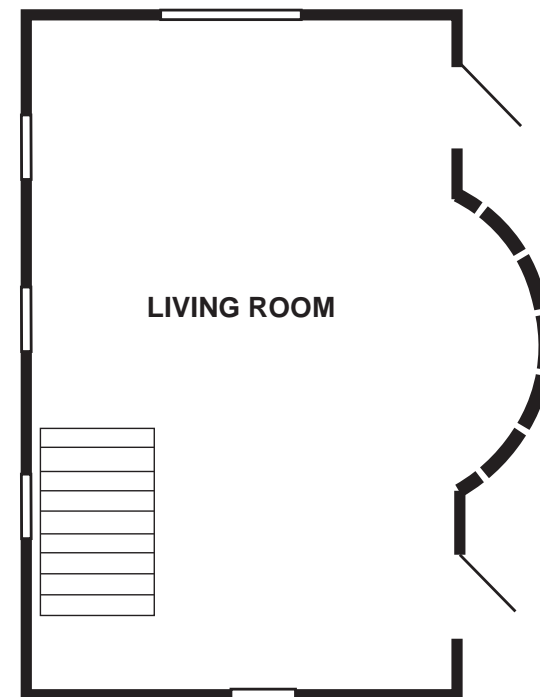
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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



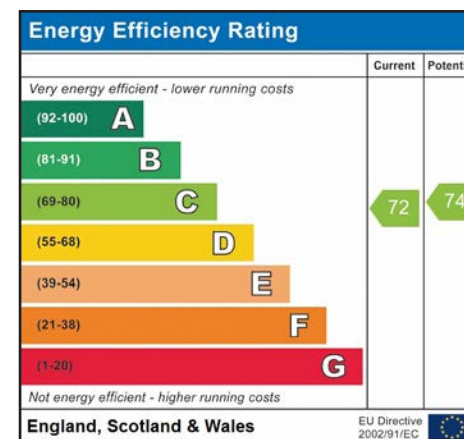


GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY





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