



NORTH WEST RIVERBANK, POTTER HEIGHAM  
£310,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS



# NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Attractive, traditionally styled riverside bungalow
- 90ft river frontage
- Wet boathouse and separate mooring dock
- Picturesque views front and back
- Perfect Norfolk Broads retreat

A substantial, traditionally styled detached riverside bungalow set in a generous plot with river frontage extending to approximately 90ft with a private mooring dock and a wet boathouse with workshop.

The property benefits from well proportioned accommodation that comprises an impressive 24ft long dual aspect living room with wood panelled ceiling and walls and a wood burner. There are two double bedrooms, a kitchen, rear hallway, shower room and an attractive 36ft long covered verandah.

With stunning views and immense character, this property is the perfect base from which to explore the Norfolk Broads.

## ACCOMMODATION

### **Living Room: 24'9" x 11'9"**

Spacious and inviting reception room. Dual aspect with views out over the River Thurne. Panelled walls and ceiling, laminate flooring, wood burner with slate hearth, panelled doors, night storage heater, picture rail and fitted shelving. Built-in bookshelves, curtains and blind. Access by a concealed sliding ladder to the loft, which has substantial storage space.

### **Kitchen: 10'9" x 8'8"**

Range of wall and floor mounted storage units with sink unit and drainer, fridge, electric cooker, wall mounted water heater, window to rear aspect with views out over open countryside, meter cupboard and a large walk-in pantry with hot water boiler with switches for off-peak heating and immediate heating; switch for bathroom heater.

### **Bedroom 1: 11'8" x 10'8"**

Window to front aspect with river views, panelled walls and ceiling, panelled door, picture rail.



### **Bedroom 2: 10'8" x 8'9"**

Windows to side and rear, panelled door, panelled walls and ceiling.

### **Rear Hallway**

Window and part glazed doors to rear, views out over open fields. Laminate flooring and blinds.

### **Shower Room**

Shower enclosure, low level w/c, wash basin, window to side.

### **Covered verandah: 36'1" x 3'9"**

Perfect vantage point to sit and watch life on the river pass you by, with removable screens.

## **OUTSIDE**

The ample plot is laid mainly to lawn with the overall river frontage extending to approximately 90ft with a private mooring dock measuring 24ft x 10ft. The property also benefits from a detached wet boathouse measuring approximately 39'3" x 13' with an internal mooring measuring approximately 24'6" x 9'5" and a workshop measuring 15'9" x 13'. There is also a garden tool shed and a raised seating platform providing panoramic views out over open countryside.

## **ADDITIONAL INFORMATION**

Tenure: Leasehold

Term: Expires 2085

Ground rent: £5.00 per annum

Service charge: £120 per annum

Please note that this property is only accessible by river and footpath.

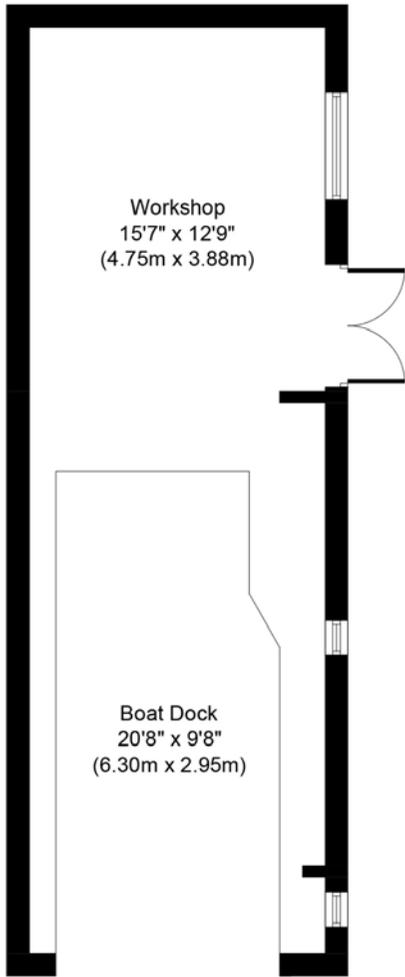
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

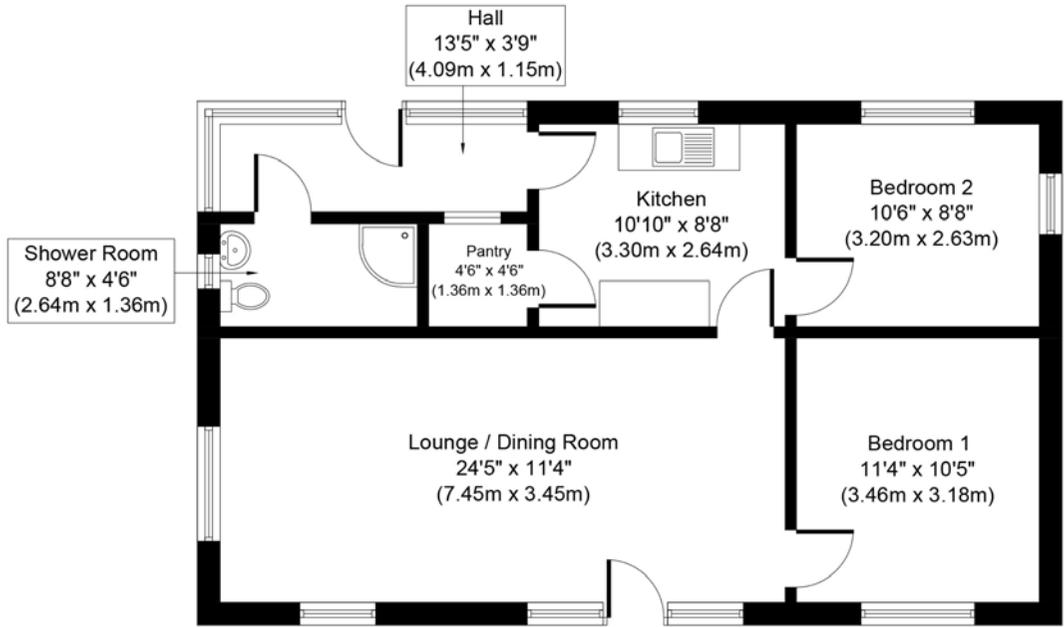






(Not Shown In Actual Location / Orientation)

**Boat House**



**Approximate Floor Area**  
**727 Sq. ft.**  
**(67.5 Sq. m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			99
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		25
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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