



BEECH ROAD, WROXHAM
£765,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







BEECH ROAD, WROXHAM, NORFOLK NR12 8TP

- Charming riverside cottage on the banks of the River Bure
- Generous plot extending to approximately 1/3 acre
- Private river frontage of approximately 80ft with mooring dock extending to 40ft x 11ft
- One of the Norfolk Broads' most sought after locations
- Ample parking and carport
- Picturesque setting with stunning panoramic views

A beautifully presented traditionally styled riverside cottage full of charm and character occupying a generous plot, extending to approximately 1/3 acre, set on the banks of the River Bure in one of the Broads' most sought after locations.

Immaculately maintained by the current owners inside and out, the property offers a picturesque and tranquil setting, surrounded by a multitude of wild flowers and offering stunning, unspoilt panoramic views out over the River Bure.

The deceptively generous accommodation consists of an impressive 25ft long dual aspect living room looking out over the river, steps then lead up to a beautifully finished kitchen offering a selection of built in appliances. There is an 18ft long south facing garden room, study area, two double bedrooms, bathroom, shower room and a utility room.

The well tended grounds offer a wealth of mature trees, shrubs and flowering borders, and the river frontage extends to approximately 80ft with a mooring dock measuring 40ft x 11ft.

The property offers ample parking for numerous vehicles and has a timber carport.

This charming riverside residence really does have it all and must be seen to be fully appreciated. Early viewing is essential.

ACCOMMODATION

Steps up to a covered verandah leading to:

Entrance Hall

Panelled walls, radiator, fitted shelving.



Utility Room: 9'5" x 5'5"

Dual aspect with window looking out over the rear garden. 1½ sink unit and drainer with storage cupboards, plumbing for washing machine, space for tumble dryer, wall mounted gas fired central heating boiler, radiator, built in cupboard.

Bathroom

Vanity wash basin finished in marble, low level w/c, panelled bath with shower attachment. Window to side, heated towel rail, wall mounted fan heater.

Shower Room

Low level w/c, vanity wash basin finished in marble, tiled shower enclosure, extractor fan, heated towel rail, windows to side, heated mirror.

Kitchen: 13'4" x 9'5"

Beautifully finished Kestrel kitchen with Butler sink and wooden worktops with an array of fitted appliances comprising Nef double oven, 5 burner gas hob and extractor hood, fridge/freezer and Bosch dishwasher. Dual aspect with river views. Downlighters with dimmer control, steps down to:

Living Room: 24'11" x 10'8"

An impressive dual aspect reception room offering stunning panoramic river views with an entrance porch leading directly out onto the decked seating area, offering the perfect vantage point from which to enjoy the ever charming river view. Range of fitted cupboards, two radiators, steps up to:

Study Area: 11'10" x 6'6"

Panelled walls with picture rails leading to:

Garden Room: 17'7" x 7'5"

South facing with picture windows offering extensive views out over the rear garden. Wall lights, laminate wooden floor, glazed door to rear, radiator. Often used as a third bedroom when required.

Bedroom 1: 11'10" x 10'6"

Dual aspect with windows to side and rear. Fitted double wardrobe, radiator.

Bedroom 2: 11'10" x 8'6"

Double built in wardrobe, radiator, window to rear.

OUTSIDE

The property is approached via a gravel driveway providing ample parking and leading to a carport and adjacent vegetable garden with garden shed.

The generous plot is dominated by the beautiful far reaching views out over the River Bure. The quay headed river frontage extends to approximately 80ft which includes a private mooring dock with slipway which measures 40ft x 11ft.

The well tended grounds are mainly laid to lawn with a variety of mature trees and shrubs as well as a fantastic variety of wild flowers.

The orientation of the plot means that you have the space and scope to move around the garden following the sun from sun up to sundown.

ADDITIONAL INFORMATION

Tenure: Freehold.

Status: Full residential.

Services: Mains electricity and gas. Telephone, bore hole water, septic tank drainage.

Access: via a private roadway, annual contribution required, currently in the region of £500 per annum.

Many items of furniture will remain.

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.

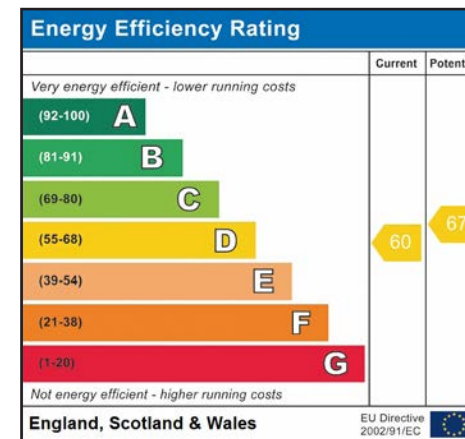
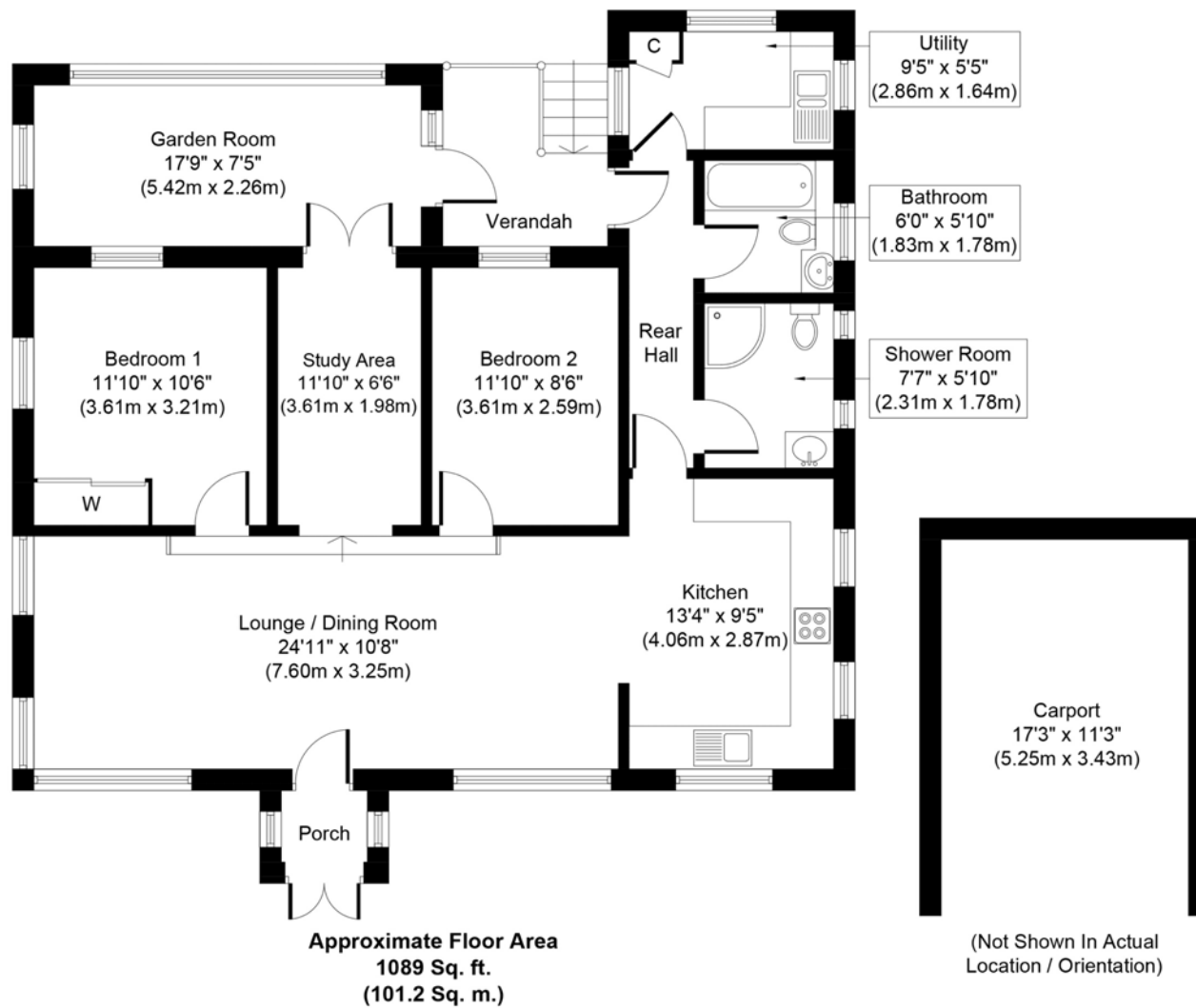
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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













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