



NORTH WEST RIVERBANK, POTTER HEIGHAM
£240,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Large 3 bedroom riverside bungalow
- 78ft river frontage
- 40' x 10'6" mooring dock
- 21ft dual aspect living room
- Master bedroom with en-suite shower room
- Picturesque views front and back

A substantial riverside bungalow set on the banks of the River Thurne with approximately 78ft of private river frontage and a 40ft mooring dock.

With stunning views front and back, this south east facing property offers generous accommodation that comprises a 21ft long dual aspect living room, kitchen, master bedroom with en-suite shower room, two further bedrooms and a bathroom.

One of the larger riverside bungalows on one of the bigger plots with considerable scope for further improvement.

Early viewing is recommended.

ACCOMMODATION

Entrance Lobby

Glazed entrance door, night storage heater.

Living Room: 21ft x 18ft

Spacious dual aspect reception room with sliding patio doors leading out onto the river facing sun deck. Windows to rear with views out over the open countryside. Wooden floor, two night storage heaters, warm air heater, panelled doors, walk in cupboard.

Kitchen: 11'0" (9'2" min) x 8'11" (5'11" min)

Range of wall and floor mounted storage units, 1½ sink unit and drainer, extractor hood, electric cooker point, window to front aspect with river view, window to rear overlooking fields. Wooden floor, panelled doors.



Master Bedroom: 12'6" x 8'6"

Window to front aspect with river view, night storage heater, large walk in wardrobe.

En-Suite Shower Room

Low level w/c, wash basin, shower cubicle. Panelled door, extractor fan.

Bedroom 2: 8'10" x 7'5"

Window to front aspect with river views, vanity wash basin, wooden floor, panelled door.

Bedroom 3: 11'9" x 6'5"

Window to rear, views out over open farmland. Built in double wardrobe, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath with shower attachment, wall mounted fan heater, shaver point, window to side.

OUTSIDE

The generous south east facing plot offers approximately 78ft of private frontage directly onto the River Thurne incorporating a private mooring dock measuring 40ft x 10ft. The garden is laid to lawn with two decked seating areas, outside lighting, power and water.

There are also two timber sheds, both with electricity connected.

ADDITIONAL INFORMATION

Tenure: Leasehold.

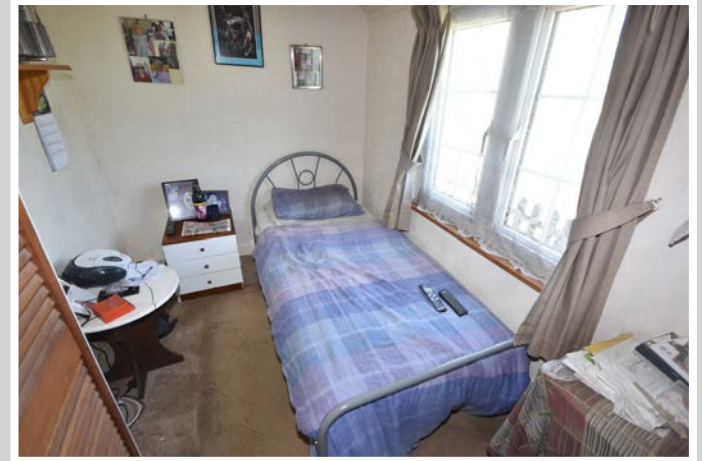
Term: Current lease runs until 2085.

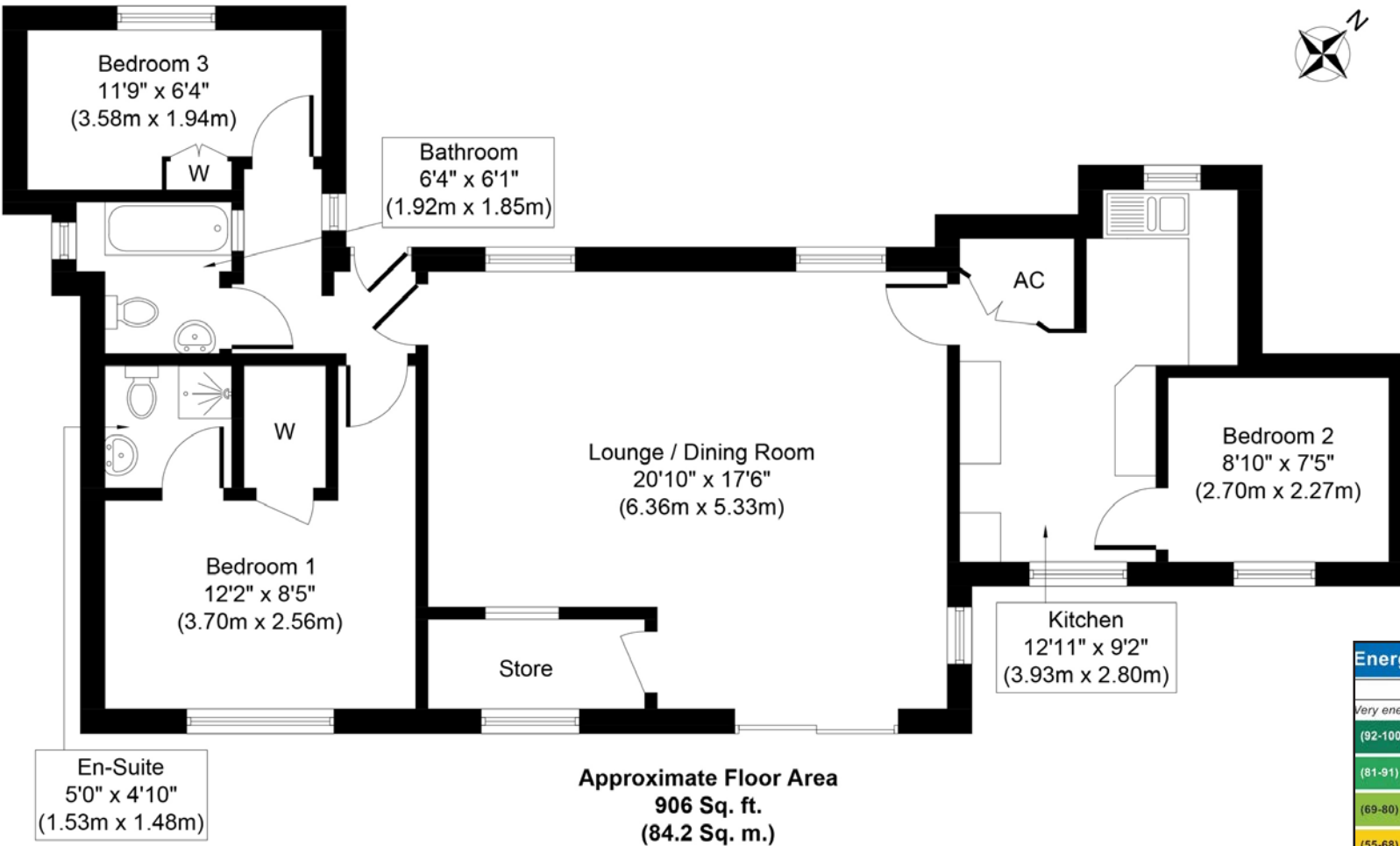
Type: A Lease.

Ground Rent and Service Charge: £126 per annum.

Services: Mains water, electricity and drainage.

Please note that this property is accessible by river and footpath only. There is no access by car.





PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
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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