



NORTH WEST RIVERBANK, POTTER HEIGHAM
£350,000 FREEHOLD AND LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- 2/3 bedroom detached riverside bungalow
- Substantial freehold boatshed with occupancy permitted 28 days per annum
- 80ft private river frontage, moorings for several boats
- Impressive, far reaching views front and back
- South east facing with river facing garden

Truly unique! Leasehold and freehold!

A detached 2/3 bedroom leasehold riverside bungalow set on the banks of the River Thurne which also includes a huge multi-roomed freehold boatshed which has separate planning approval for human habitation 28 days of the year.

The double bay fronted Thurne bungalow consists of a living room with river views, a fully fitted kitchen/breakfast room, 2/3 bedrooms and a generous bathroom.

The boatshed extends to over 880 sq ft and comprises a huge main room with woodburner, a 26ft long bunk room, kitchen, cloakroom and shower room.

The total river frontage extends to approximately 80ft and provides private moorings for several boats. The lawned river facing garden is south east facing and there are two large sheds that provide additional shower rooms and extra toilet facilities.

A complete on off, with incredible potential, early viewing is recommended.

ACCOMMODATION

Entrance Hall

Bathroom: 11'2" x 9'5"

Corner bath with shower attachment, low level w/c, wash basin, heated towel rail, tiled floor, partially tiled walls, window to rear, extractor fan, down lighters.

Kitchen/Breakfast Room: 9'0" x 8'0" (5'0" max)

Range of wall and floor mounted units with sink unit and drainer. Electric cooker point, plumbing for washing machine, tiled floor, partially tiled walls, under unit lighting.



Pantry

Breakfast area with window to rear.

Living Room: 13'0" (14'7" max) x 12'4"

Leaded bay window to front aspect with river views, leaded and glazed door leading out into the garden. Wall mounted heater, picture rail.

Bedroom 1: 8'5" x 8'0"

Window to side, hand basin, wall lights, wall mounted heater, panelled door.

Bedroom 2: 8'8" x 7'3"

Leaded window to side, panelled door, picture rail, wall mounted heater, wall light points, door to:

Bedroom 3: 8'8" x 7'1"

Leaded bay window to front aspect with views of the river, panelled door, coved ceiling.

THE BOATHOUSE

A substantial dry boatshed extending to almost 900 sq ft with mains services connected via the bungalow.

Main Room: 29'2" x 19'10"

Window and double doors to front aspect, woodburner with brick surround. Sink unit and drainer, door to side.

Rear Hall

Door to rear

Cloakroom

W/C and hand basin.



Kitchen: 15'6" x 9'5"

Range of storage units, sink unit and drainer, window to rear, plumbing for dishwasher, electric cooker points, partially tiled walls, access to loft space.

Room 2: 26'4" x 6'6"

Currently used as a bunk room with double doors to front aspect, windows to front and rear.

Shower Room

Low level w/c, wash basin, shower enclosure, tiled floor.

OUTSIDE

Quay headed river frontage extending to approximately 80ft providing space to moor several boats.

The river facing garden is laid mainly to lawn with impressive far reaching views.

Two timber sheds provide extra storage, two additional shower rooms and two further w/cs.

ADDITIONAL INFORMATION

Tenure: Bungalow: Leasehold

The Boatshed: Freehold

Ground Rent and Service Charge: Approximately £120 per annum.

Access: via footpath and river only.

Services: Mains water, electricity and drainage.

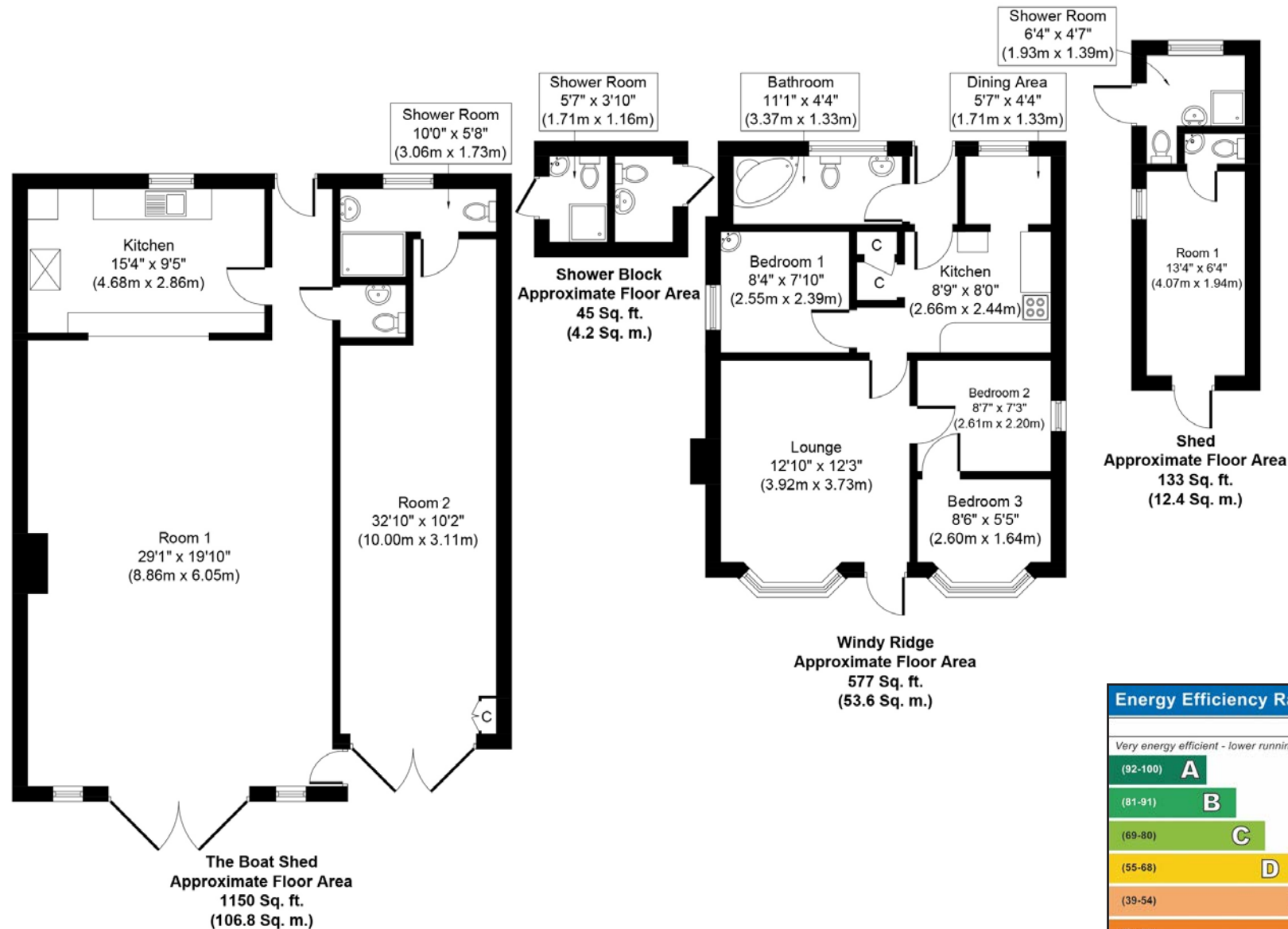
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







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		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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