



NORTH WEST RIVERBANK, POTTER HEIGHAM
£325,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Fully renovated riverside bungalow
- Spacious accommodation
- Picturesque views
- Two double bedrooms with two bathrooms
- Stunning triple aspect open plan living/dining/kitchen
- 75ft private river frontage
- 40ft x 10ft mooring dock
- New quay heading

Fully renovated, remodelled and comprehensively upgraded. A beautifully presented riverside bungalow finished to a very high standard offering 75ft of private river frontage and a 40ft mooring dock all within easy reach of the centre of Potter Heigham.

The accommodation consists of an entrance hall, stunning triple aspect open plan living room with dining area and newly fitted kitchen. Master bedroom with large en-suite bathroom and a second double bedroom served by a separate bathroom. There is also a rear lobby/utility and a spacious hallway/study area.

All works have been carried out during the last twelve months including the replacement of all the quay heading, the addition of significant further insulation and the installation of new electric heaters throughout.

ACCOMMODATION

Entrance Hall

Open Plan Living Room with Dining Area and Kitchen: 21'5" x 9'8" (15'5")

Triple aspect with sliding patio doors and full length picture windows making the most of the impressive river views. Partially vaulted ceiling, latch door and a newly fitted kitchen with built in oven, hob, extractor hood and dishwasher.

Master Bedroom: 11'5" x 8'9"

Dual aspect with sash windows to front with river views, vaulted ceiling, latch door.

En-Suite Bathroom: 11'1" x 8'6"

Spacious, well appointed and newly fitted bathroom with panelled bath, vanity wash basin, low level w/c, partially tiled walls, vinyl flooring, heated towel rail, window to side and fitted his and hers hanging space, latch door.

Bedroom 2: 11'9" x 11'6"

Window to rear, views over open countryside, latch door.

Inner Hallway/Study Area: 11'4" x 5'7"

Bathroom

Low level w/c, vanity wash bain, panelled bath, shower and screen, window to side, part tiled walls, vinyl flooring.

Rear Lobby/Utility Room

Plumbing for washing machine, door to rear.



OUTSIDE

Laid mainly to lawn with mature shrubs and an established willow tree providing screening.

The private river frontage extends to approximately 75ft and includes a substantial mooring dock measuring approximately 40ft x 10ft with shore power point and a newly installed sun deck running the full length of the property.

The plot is enclosed by fencing and accessed via a lockable gate. There is also a useful timber shed.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires in 2085

Services: Mains water, electricity and drainage

Ground rent and service charge approximately £205 per annum

Access via footpath and river only.

No road access.

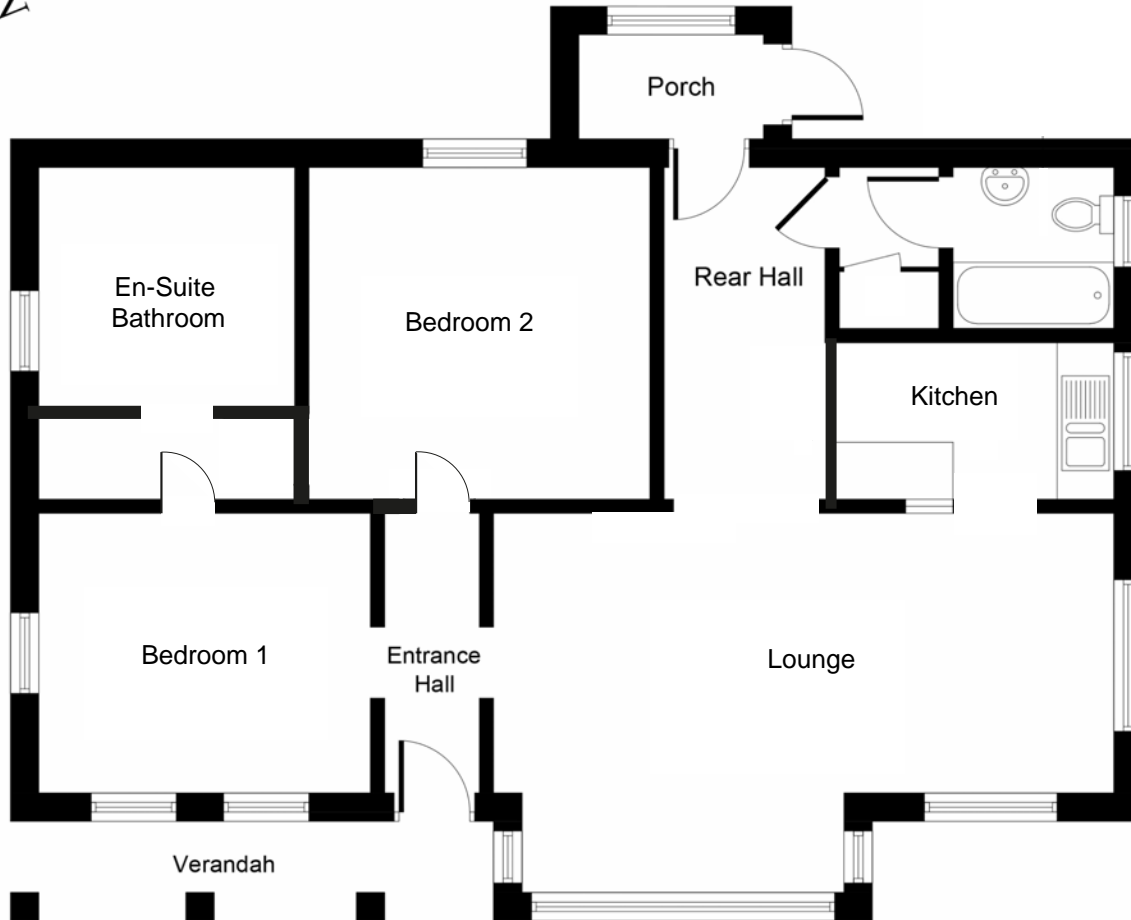
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







Approximate Floor Area
874 Sq. ft.
(81.2 Sq. m.)

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		79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com