



NORTH WEST RIVERBANK, POTTER HEIGHAM
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- Greatly improved riverside bungalow
- Full of character and charm
- Detached timber boatshed
- Reclad, repainted and recarpeted
- UPVC sealed unit double glazing throughout
- Insulated throughout
- Full contents available by separate negotiation
- Currently used as both a second home and an established holiday let

An impressive detached riverside bungalow full of character and charm and greatly improved by the current owners over the last few years. Set on the banks of the River Thurne with panoramic views and a detached boathouse.

The accommodation comprises an entrance porch/utility room, shower room, kitchen, sitting room, garden room, two double bedrooms and one single bedroom.

All of the windows have been fully replaced with UPVC sealed unit double glazing and the garden room has been completely replaced in high quality hardwood. The exterior cladding has been replaced, significant insulation has been added to all exterior walls and the floor. It has been repainted and recarpeted/refloored throughout.

The private river frontage extends to approximately 39ft with a detached timber boatshed offering an internal mooring measuring approximately 19'10" x 9'5".

Maintained to a high standard and used as a second home, and a well-established holiday let with full contents available by separate negotiation.

ACCOMMODATION

Entrance Porch

Window to rear with views out over open countryside, plumbing for washing machine. Replacement hardwood front door.

Shower Room

Low level w/c, wash basin, shower cubicle, wall mounted electric heater.

Kitchen: 10'1" x 8'2"

Range of wall and floor mounted units with sink unit and drainer, wall mounted electric heater, partially tiled walls, panelled door, loft access. Wall mounted water heater.

Inner Hallway

Built in store cupboard.

Living Room: 14'1" x 12'2"

Feature leaded windows facing the river, decorative wall and ceiling timbers with picture rail and panelled doors. Glazed and leaded French doors leading to:

Sun Room: 14'2" x 5'0"

Of sealed unit double glazed hardwood construction. Triple aspect with impressive river views. French doors out onto the sun deck.

Bedroom 1: 10'2" x 10'1"

Window to rear with views over open countryside, part glazed panelled door.

Bedroom 2: 10'1" x 8'2"

Window to rear with open views, panelled door.

Bedroom 3: 10'2" x 7'1"

Window to rear with open views, panelled door.





OUTSIDE

The river facing garden is laid mainly to lawn with mature flower and shrub borders. A raised sun deck leads out from the sun room, offering excellent views out over the water. The plot offers river frontage that extends to approximately 39ft, which includes a **Detached Boathouse: 19'10" x 9'5"** (approximate mooring dimensions), of timber construction with power and light connected.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires in 2085

Services: Mains electricity, water and drainage

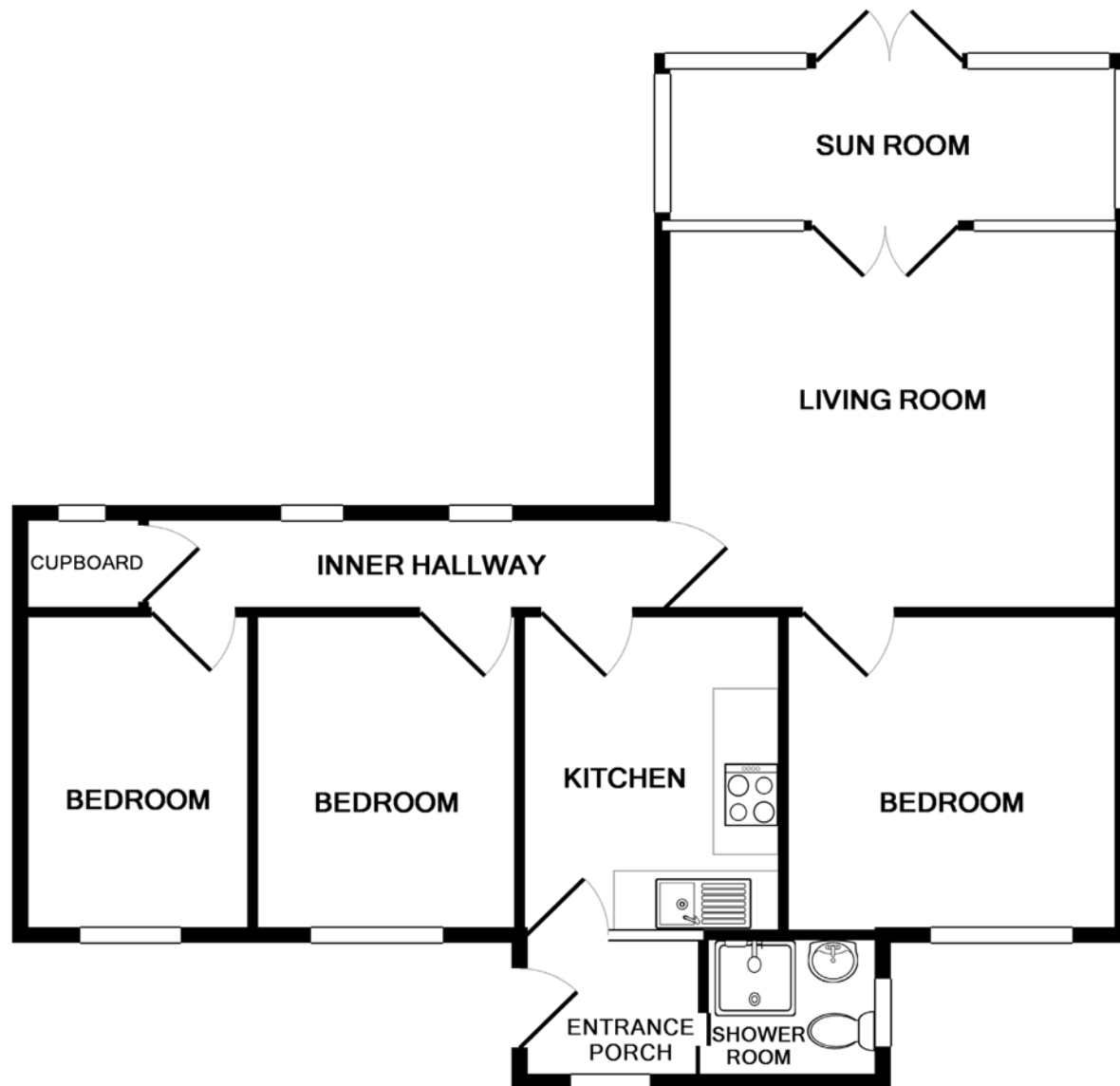
Ground Rent and Service Charge: Circa £125 per annum

Access: Only accessible by footpath and river. 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.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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