



NORTH EAST RIVERBANK, POTTER HEIGHAM
£325,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- Fully renovated and re-modelled riverside bungalow
- 70ft river frontage with a 32ft mooring dock
- Picturesque, private and peaceful location
- Large triple aspect living room
- 3 double bedrooms
- Refitted kitchen + 4-piece bathroom
- Unspoilt far reaching views

A fully renovated and remodelled riverside bungalow occupying a stunning position on the banks of the River Thurne with impressive far reaching uninterrupted views out over the river and the open countryside beyond.

Set in the shadow of High's Mill with unspoilt riverbank beyond, the property's location is second to none, enjoying tranquility, privacy and a wealth of bird and wildlife.

The generous accommodation consists of a large triple aspect living space with large sliding patio doors leading out onto a south facing sun deck looking out over the river. This also includes the kitchen which has been refitted and a dining area. All three bedrooms are doubles and the four piece bathroom has also been upgraded.

The plot offers approximately 70 feet of private quay headed river frontage which includes a 32ft long mooring dock.

Other benefits include an enclosed wraparound deck designed to be child and door friendly and low maintenance composite cladding throughout.

Offered for sale with no onward chain and a leasehold car parking space, by separate negotiation.

ACCOMMODATION

Triple aspect living space: 24'0" x 15'0"

Panoramic river views with large sliding patio doors leading out onto the wraparound sun deck. Exposed wooden floor, refitted kitchen with built in fridge/freezer, electric cooker point, sink unit and drainer and tiled splashback.



Coved ceiling, down lighters, part glazed door to:

Inner Hallway

Built in storage cupboards, loft access.

Bedroom 1: 12'2" x 10'1"

Window to side, coved ceiling, downlighters.

Bedroom 2: 9'10" x 8'8"

Window to side, down lighters, panelled door.

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

Window to side, down lighters, panelled door.

Bathroom

Panelled bath, double shower enclosure, w/c and wash basin, partially tiled walls, window to side, wall mounted fan heater, built in cupboard housing hot water tank.

OUTSIDE

A generous plot with private quay headed river frontage extending to approximately 70ft with a mooring dock measuring 32ft long. A south facing sun deck wraps around the property with lawned garden and a substantial timber gazebo.

With a neighbouring property only to one side and none directly opposite this property offers increased privacy and breathtaking views.





ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085 - A Lease

Ground Rent and Service Charge: £95 per annum.

No vehicular access, footpath and river only.

Services: Mains water, power and drainage.

Leasehold car parking space close to Potter Heigham Bridge, available by separate negotiation.

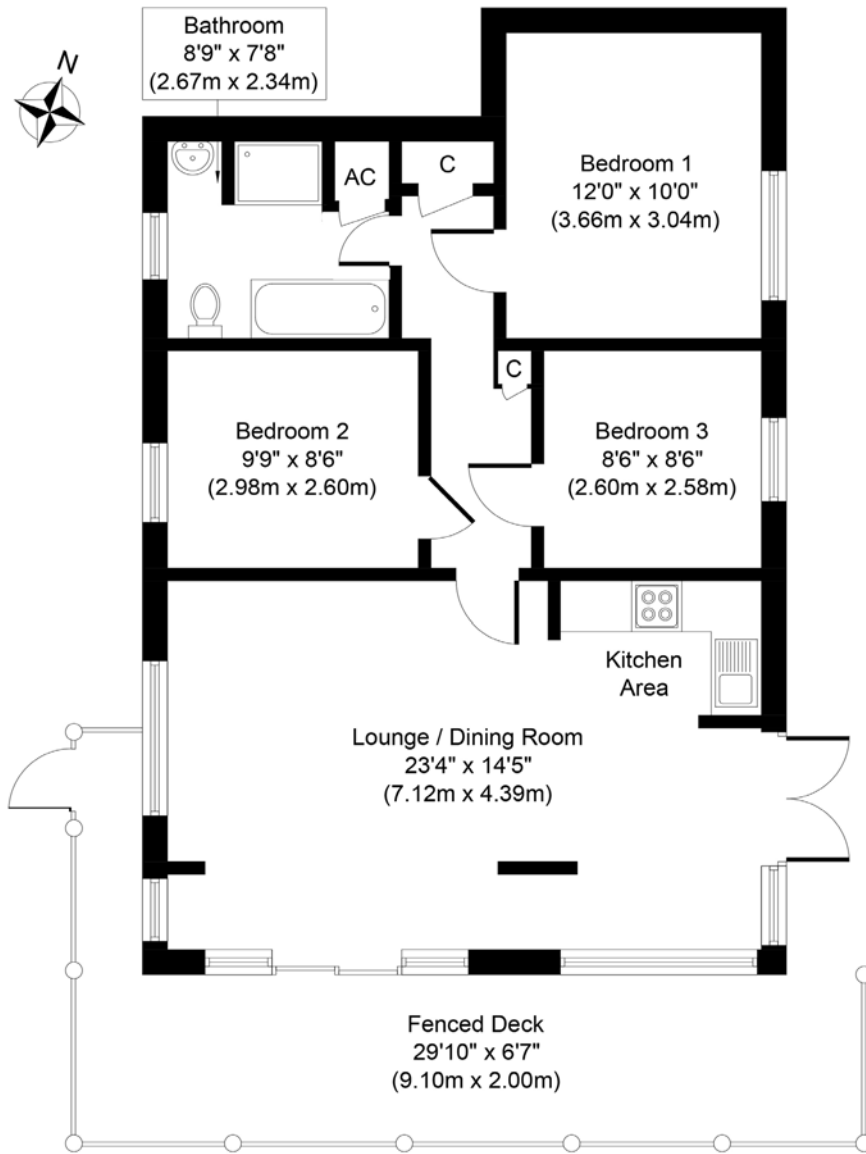
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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
780 Sq. ft.
(72.5 Sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		10
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC





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