



THE STREET, BELAUGH  
£450,000 FREEHOLD

WATERSIDE  
ESTATE AGENTS













# THE STREET, BELAUGH, NORFOLK NR12 8XA

- Immaculately presented detached bungalow
- Elevated position ensuring privacy and impressive views out over the River Bure
- 3 reception rooms, 3 bedrooms, bathroom and shower room
- Sought after conservation village location
- 1.5 miles from Wroxham, 1.8 miles from Coltishall
- Established holiday let, contents available by separate negotiation

A beautifully presented property, enjoying a stunning elevated position, looking out over the River Bure, set in the sought after conservation village of Belaugh, only 1.5 miles from the centre of Wroxham.

Equally suitable as an immaculately kept permanent home, as a low maintenance second home or a perfectly placed holiday let, this deceptive and impressive single storey property offers flexible accommodation that consists of a triple aspect garden/dining room, a cosy and inviting sitting room, separate breakfast/dining room, master bedroom with en-suite shower room, two further bedrooms, a family bathroom and a fully fitted kitchen, finished with quartz worktops.

Other features include a magnificent sun deck which makes the most of the private, yet commanding position looking out over the village and the River Bure beyond, a private enclosed Mediterranean style seating area to the rear, full double glazing and gas fired central heating and private parking for two cars.

Successfully combining the charm of a 1930s property with contemporary styling, this property has been run as a successful holiday let and is available complete with full contents (by separate negotiation) and with no onward chain.

The quiet and unspoilt conservation village of Belaugh is highly sought after with the picturesque village staithe providing the perfect place to launch kayaks, canoes or paddleboards. The small traditional boatyard close by also offers moorings to rent, subject to availability. The scenic Weavers' Way runs through the village with an impressive selection of shops, pubs, restaurants and boat hire facilities available in both Wroxham 1.5 miles away and Coltishall, 1.8 miles away.

Early viewing is recommended.

## ACCOMMODATION

### Garden Room: 15'1" x 7'0"

Impressive triple aspect reception room, currently used as a very effective dining room, looking out over the south west facing sun deck. Large picture windows with fitted blinds, radiator, part glazed front door.





**Sitting Room: 16'4" x 11'0"**

Window to front aspect looking out through garden room, cast iron fireplace with wooden surround, radiator, picture rail, panelled door.

**Breakfast Room: 11'0" x 10'0"**

Window to rear, picture rail, radiator, panelled door.

**Master Bedroom: 11'0" x 10'0"**

Dual aspect built in wardrobe, radiator, panelled door, picture rail.

**En-Suite Shower Room**

Double shower enclosure, vanity style wash basin, low level w/c, window to side, extractor fan, radiator.

**Bedroom 2: 11'1" x 8'5"**

Window to rear, picture rail, radiator, panelled door.

**Bedroom 3: 8'10" x 8'4"**

Window to side, radiator, picture rail, panelled door.

**Bathroom**

Low level w/c, panelled bath, wash basin, tiled floor, partially tiled walls, window to side, extractor fan, shower point, panelled door.

**Kitchen: 12'3" x 9'7"**

Full range of wall and floor mounted units with 1½ sink unit and drainer, with quartz finished worktops. Built in oven, hob and extractor hood, plumbing for washing machine and dishwasher. Tiled floor, partially tiled walls, wall mounted boiler. Dual aspect with windows to both sides and part glazed door to rear.









## OUTSIDE

The property is approached by a gravel parking area which is enclosed by attractive brick and flint walls with security lighting.

Paved steps lead up to the property with feature lighting and ornamental hedging and a number of well stocked flower and shrub borders.

The property enjoys an elevated position with a truly impressive south west facing sun deck providing an extensive outdoor area perfect for garden furniture and a barbecue.

This inviting and private outside space offers views out over the River Bure, enclosed by hedging and shrub and flower borders with feature external lighting.

To the rear of the property is a small, private paved courtyard area given a distinctively Mediterranean flavour by the current owners.

There are also steps up to a garden shed, outdoor lighting and an outside tap.

## ADDITIONAL INFORMATION

Freehold

Services: Mains water, drainage, electricity and gas

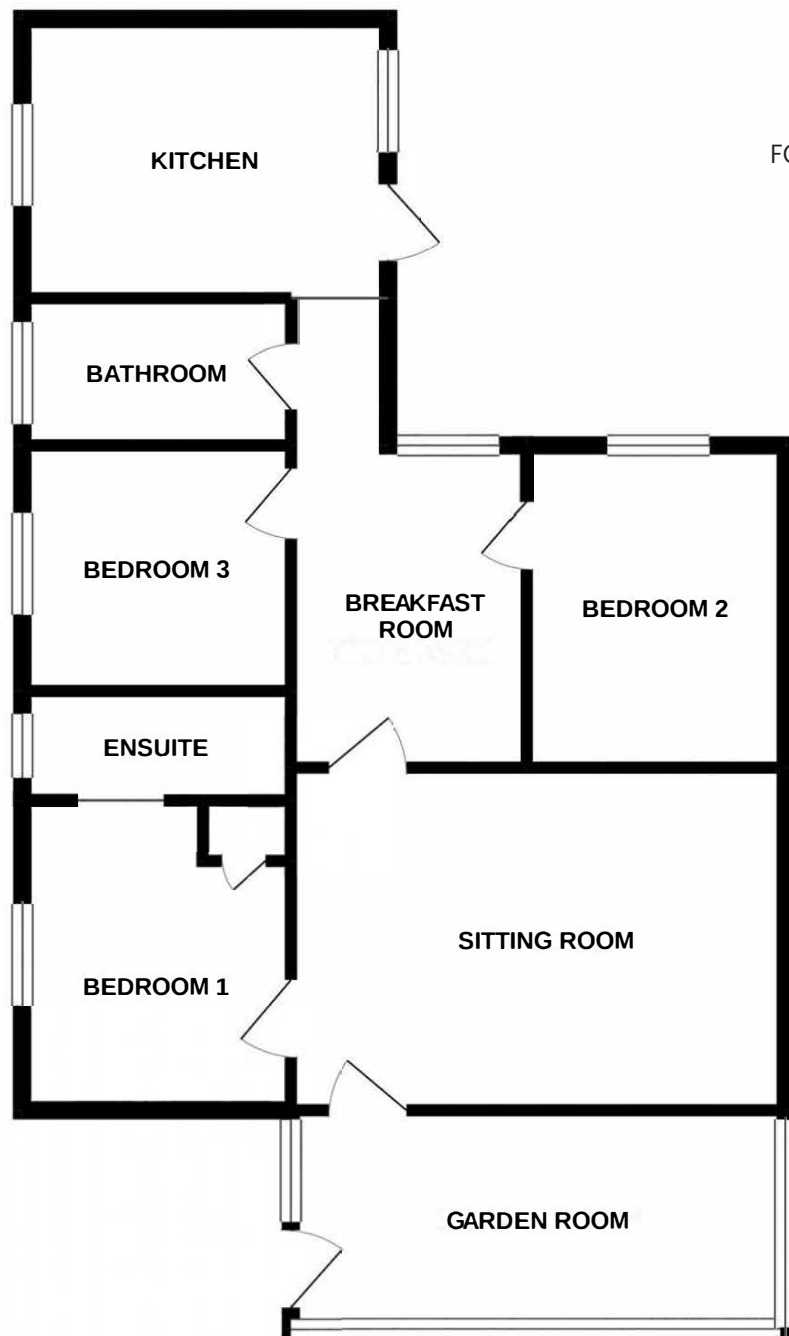
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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









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