



FERRYMAN'S COURT, YARMOUTH ROAD, THORPE ST ANDREW
£445,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







FERRYMAN'S COURT, YARMOUTH ROAD, THORPE ST ANDREW NR7 0EF

- Immaculate 3 storey end town house with direct river frontage
- 20ft private mooring on the River Yare with uninterrupted panoramic views
- Private and quiet location yet within walking distance of the railway station and Norwich city centre
- Flexible accommodation
- South facing with recently replaced sun deck and a private balcony
- Integral garage and off road parking
- No onward chain

An immaculately presented three storey end town house set in a quiet and private location directly onto the River Yare, with stunning panoramic views, a private mooring and within walking distance of the centre of Norwich and the railway station.

Built in the 1980s, this impressive waterside home has been beautifully kept and much improved and is part of a small, rarely available development, tucked away next to the river with most people completely unaware that they exist.

The flexible accommodation consists of an entrance hall, cloakroom, dining room/bedroom 3 with access onto a south facing sun deck offering wonderful far reaching views. The first floor living room also makes the most of the impressive view with a private balcony and the first floor continues with well a fitted kitchen/breakfast room.

On the second floor there is the spacious south facing master bedroom with en-suite shower cubicle and wash basin, bedroom 2 and a generous refitted shower room.

Features include sealed unit double glazing, gas central heating, integral garage, off road parking and a private mooring measuring approximately 20ft. As mentioned, the property is south facing with uninterrupted panoramic views located on a quiet stretch of river popular with kayaks and paddle boarders within sight of the local rowing club, yet with full access to the entire Norfolk Broads network.

The property is equally suitable as a permanent residence, low maintenance second home or as a perfectly placed holiday let and manages to combine a sought after riverside location with the convenience of being only 1½ miles from Norwich city centre.

Available with no onward chain with much of the contents available by negotiation.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Staircase to first floor. Door to garage, radiator.

Cloakroom

Low level w/c, vanity hand basin, down lighting, radiator, window to front aspect.

Dining Room/Bedroom 3: 14'8" x 11'3"

Radiator, fitted double wardrobe, large sliding patio doors with full length folding window shutters, leading out onto a generous south facing sun deck looking out over the river.



FIRST FLOOR

LANDING

Staircase to second floor, radiator.

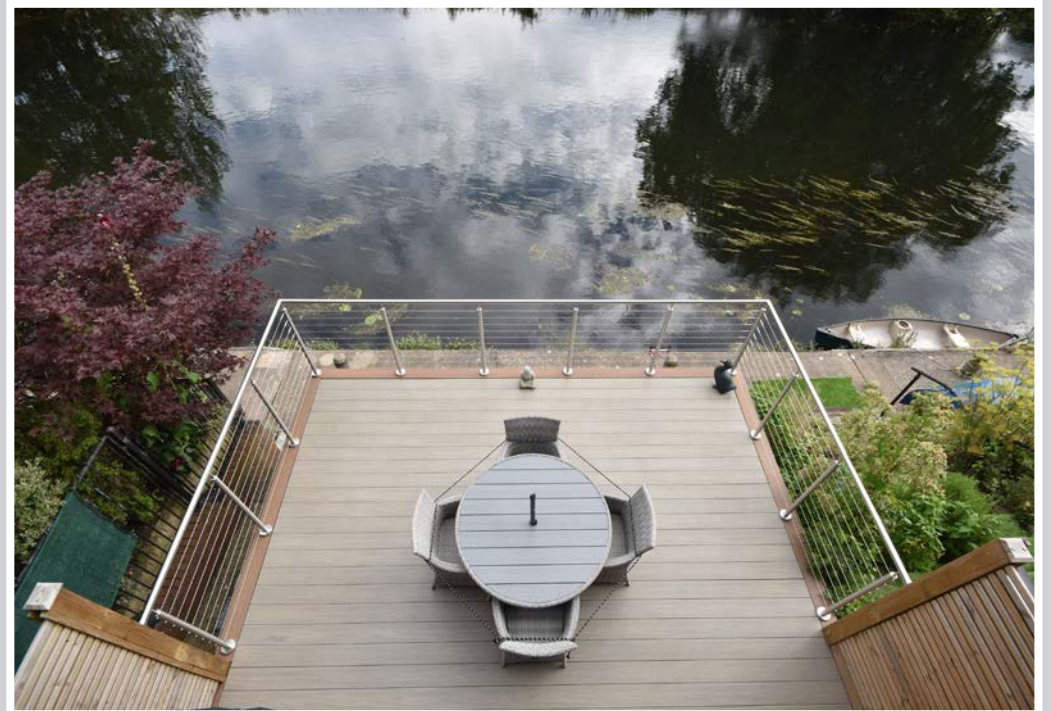
Living Room: 14'8" 11'5"

Coved ceiling, feature wall mounted electric fire, radiator and large sliding patio doors leading out onto a private balcony with breathtaking river views.

Kitchen/Breakfast Room: 14'8" x 9'4"

Full range of wall and floor mounted units with 1½ sink unit and drainer, built in double oven and gas hob. Built in dishwasher and fridge. Partially tiled walls, radiator, windows to front aspect.





SECOND FLOOR

Landing

Radiator, loft access. Built in cupboard housing central heating boiler.

Master Bedroom: 14'8" x 11'6"

Window to rear, south facing with impressive views and fitted window shutters. Radiator, built in double wardrobe. En-suite shower enclosure (shower not connected) and hand basin.

Bedroom 2: 9'5" x 8'10"

Window to front aspect, radiator.

Shower Room

Well fitted contemporary suite with wash basin and vanity units, w/c and a large walk-in shower enclosure. Radiator, down lighters, window to front aspect.



INTEGRAL GARAGE

Currently used as a combination of study and utility room with plumbing for washing machine, power, light and an up and over door.

OUTSIDE

Very low maintenance with a recently replaced sun deck with composite decking and stainless steel post and wire balustrades. External power, southerly aspect and stunning views.

Directly in front of the property is a 20ft long concrete mooring.

Dedicated private parking.

ADDITIONAL INFORMATION

Tenure: Freehold

All mains services

No onward chain

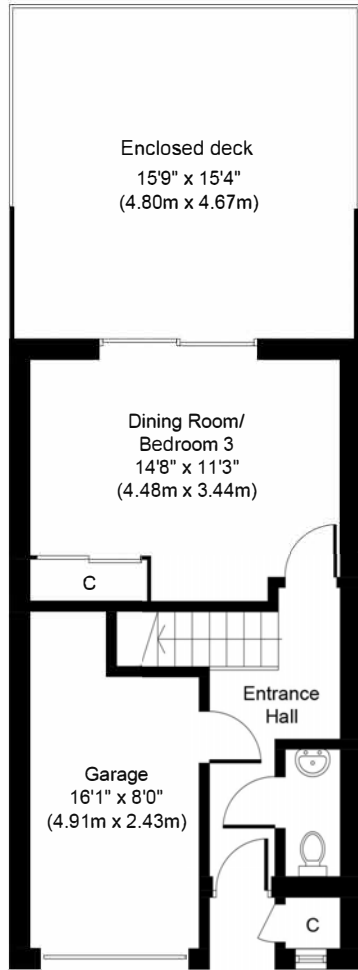
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

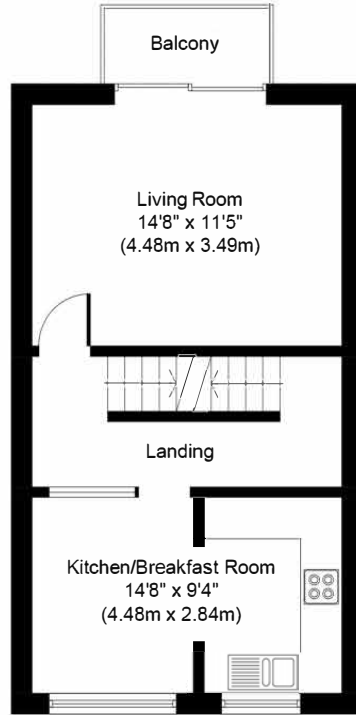
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



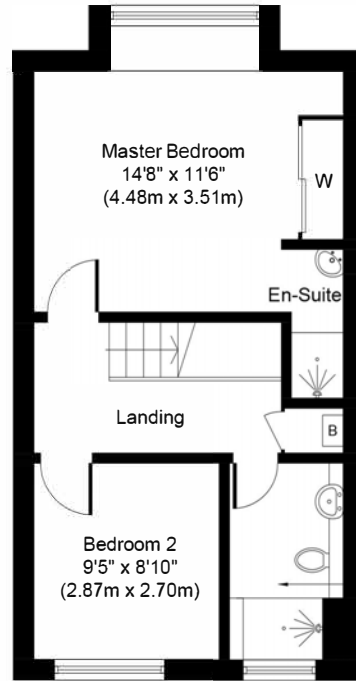




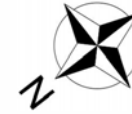
Ground Floor
Approximate Floor Area
(Excluding Garage & Cupboard)
265 Sq. ft.
(24.6 Sq. m.)



First Floor
Approximate Floor Area
414 Sq. ft.
(38.5 Sq. m.)



Second Floor
Approximate Floor Area
414 Sq. ft.
(38.5 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		
(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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