



NORTH WEST RIVERBANK, POTTER HEIGHAM
OFFERS EXCESS OF £300,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- A much improved detached riverside bungalow
- 3 double bedrooms
- Triple aspect L-shaped living room
- 87ft long main river frontage with newly quay headed 20ft dock
- Almost unique for a Thurne bungalow as it is set upon steel and concrete piles
- A successful, well established holiday let
- Full contents available

A well presented and much improved detached riverside bungalow with 87ft of main river frontage, a private mooring dock and a raised sun deck with stunning views front and back.

Of timber construction set on steel and concrete piles, this impressive waterside property is currently run as a successful, well established holiday let with full contents available by negotiation.

The accommodation consists of a triple aspect L-shaped living room with French doors and picture windows looking out over the river. A well laid out two tone kitchen provides plenty of storage and far reaching views out over open countryside. There are three double bedrooms all with built in wardrobes and picture perfect views and all served by a modern shower room.

Other features include UPVC sealed unit double glazing, contemporary electric heaters and a 20ft long mooring dock with new quay heading.

A much loved holiday home in a sought after Norfolk Broads location available with no onward chain.

ACCOMMODATION

L-Shaped Living Room: 17'9" x 14'4"

A generous triple aspect living space with French doors leading out onto a raised and covered verandah. With picture windows making the most of the picturesque views with a window to the rear looking out over open countryside. Electric radiator, feature fireplace.



Kitchen: 8'0" x 7'10"

Range of wall and floor mounted units semi-open to dining area. Sink unit and drainer, extractor fan, full length, built in storage cupboards. Window and part glazed door to rear looking out over open countryside.

Inner Hallway

Bedroom 1: 12'1" x 8'9"

Window to front aspect with river views, built in double wardrobe, electric radiator.

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

Window to front aspect with river views, built in double wardrobe, electric radiator.

Bedroom 3: 8'9" x 8'9"

Window to rear with views over open countryside, built in double wardrobe, electric radiator.

Shower Room

Double shower enclosure, vanity wash basin, low level w/c, window to rear, partially tiled walls, extractor fan, electric fan heater.





OUTSIDE

The riverside garden is laid mainly to lawn with steps and a ramp leading up to a covered wrap around verandah offering the perfect vantage point to sit and enjoy the stunning river view.

The garden continues around the property with various seating areas making the most of the picturesque location. Outside taps and two sheds.

ADDITIONAL INFORMATION

Tenure: Leasehold

Services: Mains electricity, water and drainage

Occupancy: 50 weeks of the year

Ground Rent and Service Charge: Approximately £145 per annum

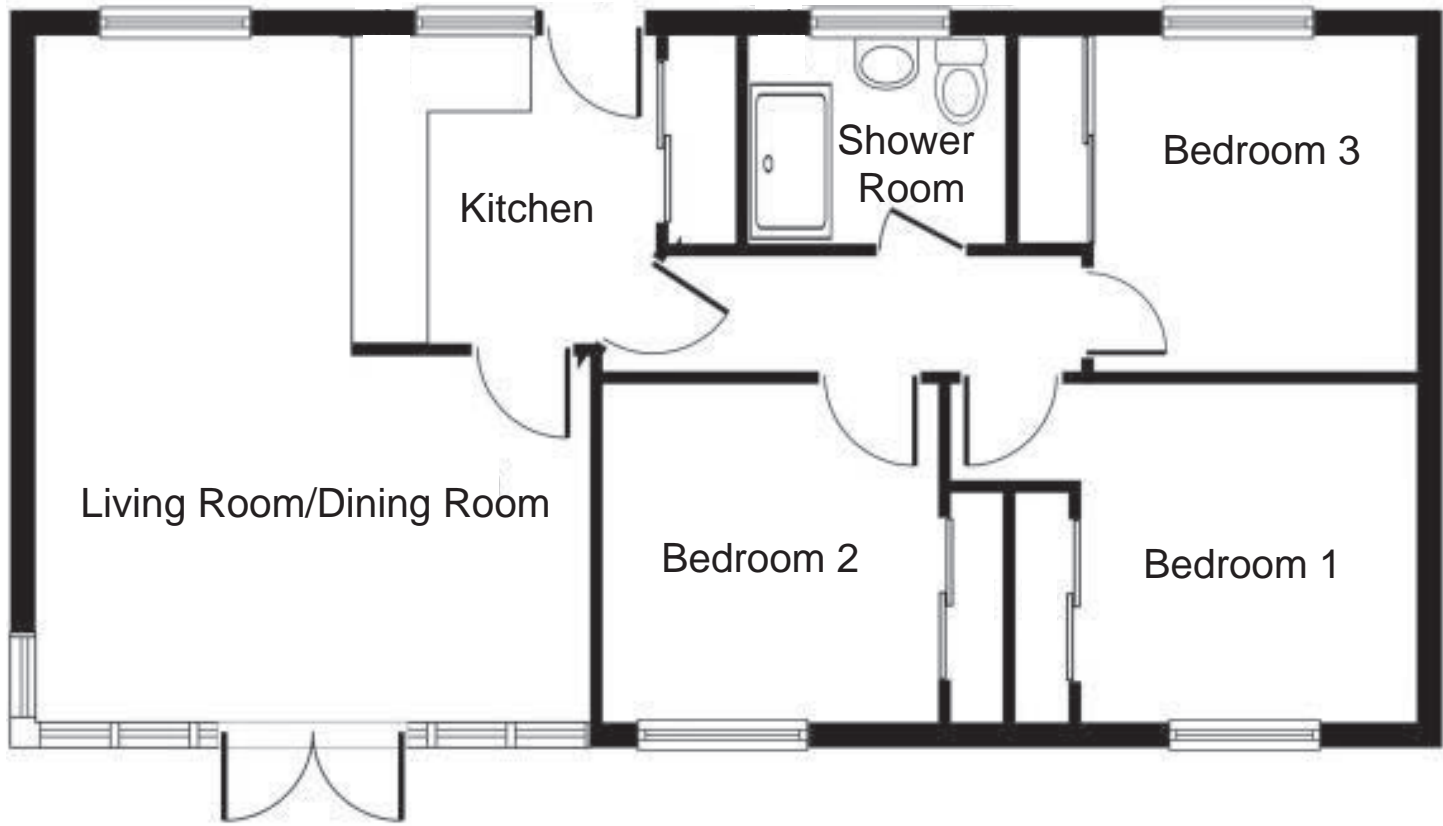
Access: Via footpath and river only



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





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

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