



NORTH EAST RIVERBANK, POTTER HEIGHAM  
£275,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS





S M E G



# NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- Stunning riverside property
- Comprehensively renovated and remodelled
- New roof, windows, heating, kitchen and bathroom
- 37ft of quay headed river frontage
- South facing with new composite non-slip sun deck
- Open plan layout with contemporary styling
- Perfect holiday let

Truly impressive! An immaculately presented riverside bungalow which has been comprehensively renovated and remodelled and finished to a very high standard, set on the banks of the River Thurne with private quay headed frontage extending to approximately 37ft. The extensive list of improvements includes a new kitchen, new four-piece bathroom, all new windows and doors throughout including bi-folding doors to the living room. New insulated roof, new laminate flooring throughout, new electric radiators and non-slip Envirobuild composite decking.

The interior has been remodelled to create a generous open plan living space, two double bedrooms, both with built-in storage, a large four-piece bathroom with bath and separate shower and a utility cupboard with plumbing for a washing machine and a newly installed water cylinder.

Fully redecorated inside and out with new UPVC fascias and guttering.

Perfectly prepared with all the hard work done, ready to be used as an extremely comfortable second home or an impressive high spec holiday let with barely used contents and fittings included in the asking price.

Available with no onward chain. Early viewing is essential!

## ACCOMMODATION

### **Open Plan Living Room: 19'5" x 13'8"**

Large bi-folding doors leading out onto the sun deck with views out over the River Thurne. Laminate flooring, two electric radiators. Walk-in utility cupboard with enclosed hot water cylinder and plumbing for washing machine.

Open plan to:

**Kitchen: 10'9" x 9'2"**

Impressive range of contemporary styled high gloss units with 1½ sink unit and drainer and walnut finished worktops. Built in oven, hob and extractor, metro tiled splashbacks, laminate flooring. Window to front aspect with views out over the river. Electric radiator.

**Bedroom 1: 9'7" x 9'3"**

Window to rear, built in wardrobe, laminate flooring, electric radiator, oak door.

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

Window to front aspect with river views, built in wardrobe, laminate flooring, oak door, electric radiator.

**Bathroom: 9'5" x 5'11"**

Fully refitted with panelled bath, separate double shower enclosure, low level w/c and vanity wash basin, partially tiled walls, laminate flooring, large heated towel rail, extractor, down lighters, window to rear, oak door.





## OUTSIDE

Gated access with storage shed and external power to the rear.

The river-facing garden is south facing with quay headed river frontage extending to approximately 37ft. There is recently fitted non-slip composite decking providing the perfect low maintenance vantage point to sit and enjoy life on the river.

There is a small section of lawn with shrub and flower borders, storage locker and bin store, outside power and water.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs until 2085

Ground rent and service charge: £145 per annum

Services: Mains water, drainage and electricity.

Contents available by separate negotiation.

No access by car, footpath and river only.

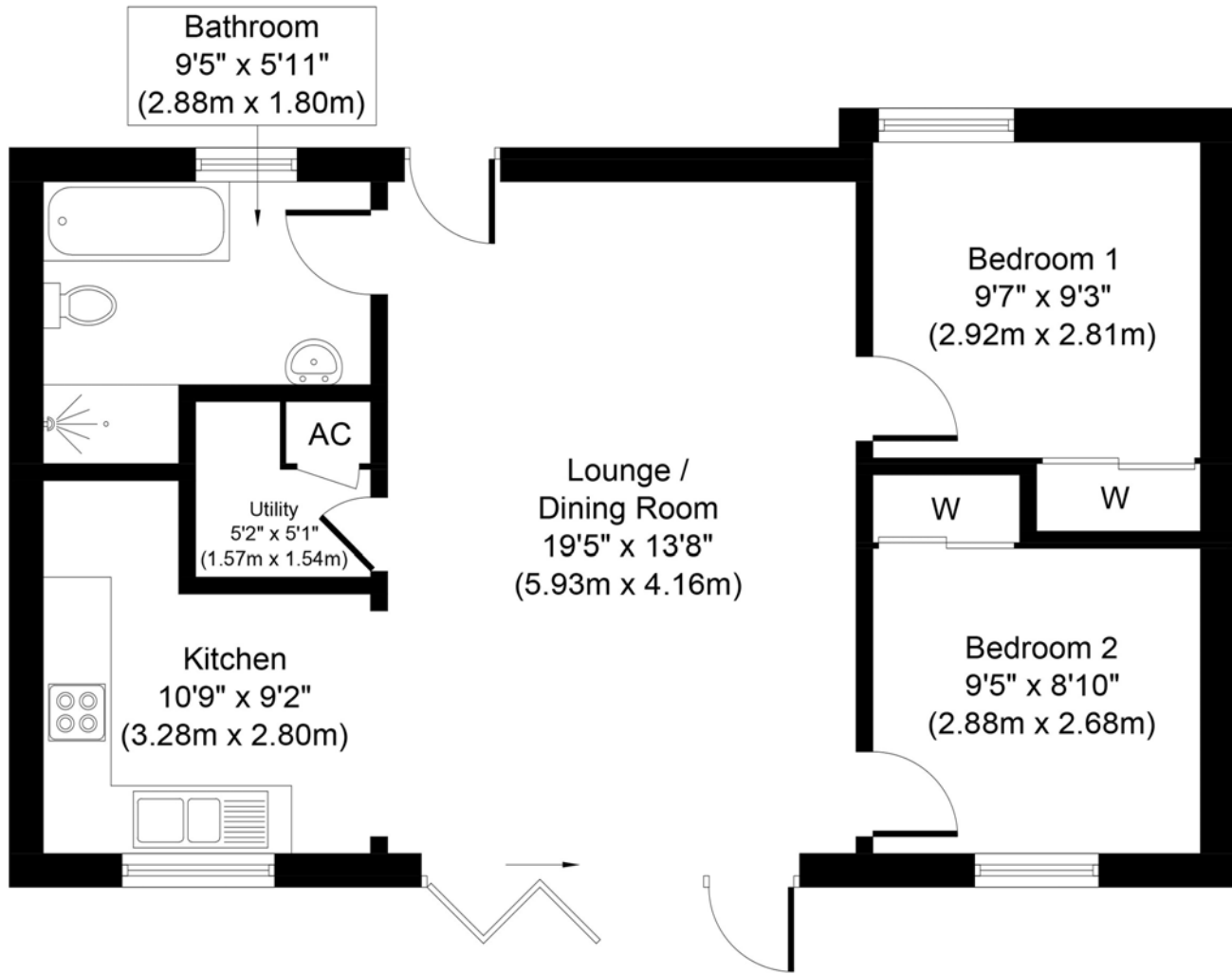
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







**Approximate Floor Area**  
**667 Sq. ft.**  
**(62.0 Sq. m.)**

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         | 100       |
| (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> |                         | 20        |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



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