



BROADS HAVEN MARINA, POTTER HEIGHAM  
£315,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





## BROADS HAVEN MARINA, POTTER HEIGHAM, NORFOLK NR29 5JD

- Well established holiday let
- Highly regarded marina setting just off the River Thurne
- Private parking for two cars
- 33ft long mooring
- Contents available by separate negotiation
- 3 double bedrooms, 2 shower rooms

Well laid out and well presented, this detached waterside bungalow offers three double bedrooms, en-suite facilities, two off road parking spaces and a private 33ft mooring. It is currently run as a successful holiday let with bookings in place for 2025, and contents are available by separate negotiation.

Set in the highly regarded Herbert Woods Marina, just off the River Thurne in the popular village of Potter Heigham, at the very heart of the Norfolk Broads.

Built in 2000 of timber construction, Swift Cottage offers accommodation that consists of a generous open plan living room, kitchen, master bedroom with en-suite shower room, 2 further double bedrooms and a bathroom.

Features include sealed unit double glazing, updated electric heating, private 33ft side on mooring, raised sundeck with views out over the marina and two private off road parking spaces right outside the property.

An ideal second home/holiday let, conveniently located within walking distance of two pubs, two coffee shops, a department store, fishing tackle shop, Post Office/general store, fish and chip shop and cruiser/day boat and canoe hire.

The property is set just off the River Thurne, with full access to the entire Norfolk Broads network.

Early viewing is recommended.



## ACCOMMODATION

### Generous Open Plan Living Room: 19'4" x 16'7" (12'2" min)

Dual aspect reception room with French doors leading out onto a raised sundeck, looking out over the marina. One night storage heater and one panel heater, coved ceiling, spot lights, two TV points.

### Kitchen: 9'11" x 7'6" (10'9" max)

Full range of wall and floor mounted storage units with 1½ sink unit and drainer. Built in oven, hob and extractor fan, plumbing for dishwasher, coved ceiling, spot lights, built in cupboard housing the hot water cylinder. Dual aspect with views out over the river, and open countryside.

### Inner Hallway

Loft access, coved ceiling.

### Master Bedroom: 11'8" x 11'1"

Window to rear with views out over open countryside, coved ceiling, panelled door, wall mounted heater, built in double wardrobe.

### En-Suite Shower Room:

Low level w/c, wash basin, shower cubicle, partially tiled walls, wall mounted fan heater, heated towel rail, extractor fan, window to side aspect.

### Bedroom 2: 12'8" x 11'4"

Window to front aspect with views out over the mooring and the marina beyond. Wall mounted heater, coved ceiling, panelled door.

### Bedroom 3: 10'10" x 8'6"

Window to side, wall mounted heater, coved ceiling, panelled door.





## Shower Room

Contemporary suite with a large walk in shower enclosure, w/c and wash basin. Towel rail, extractor fan, coved ceiling, shaver socket.

## OUTSIDE

Two off road parking spaces adjacent to the property accessed via a security barrier.

The property is decked on all sides with ramps up to the front door, a raised and covered verandah, outside lighting and a private 33ft long side on mooring.

## ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: 365 days of the year, but not suitable as a permanent residence.

Services: Mains water, electricity and drainage connected.

Contents available by separate negotiation.

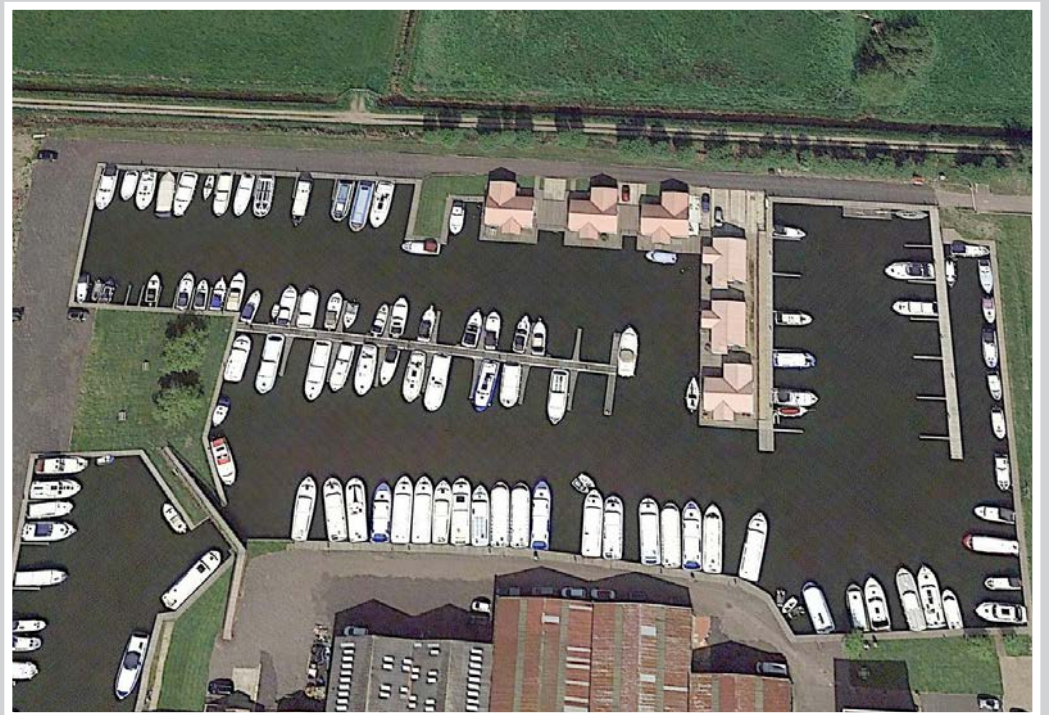
Service Charge: £1,000 per annum.

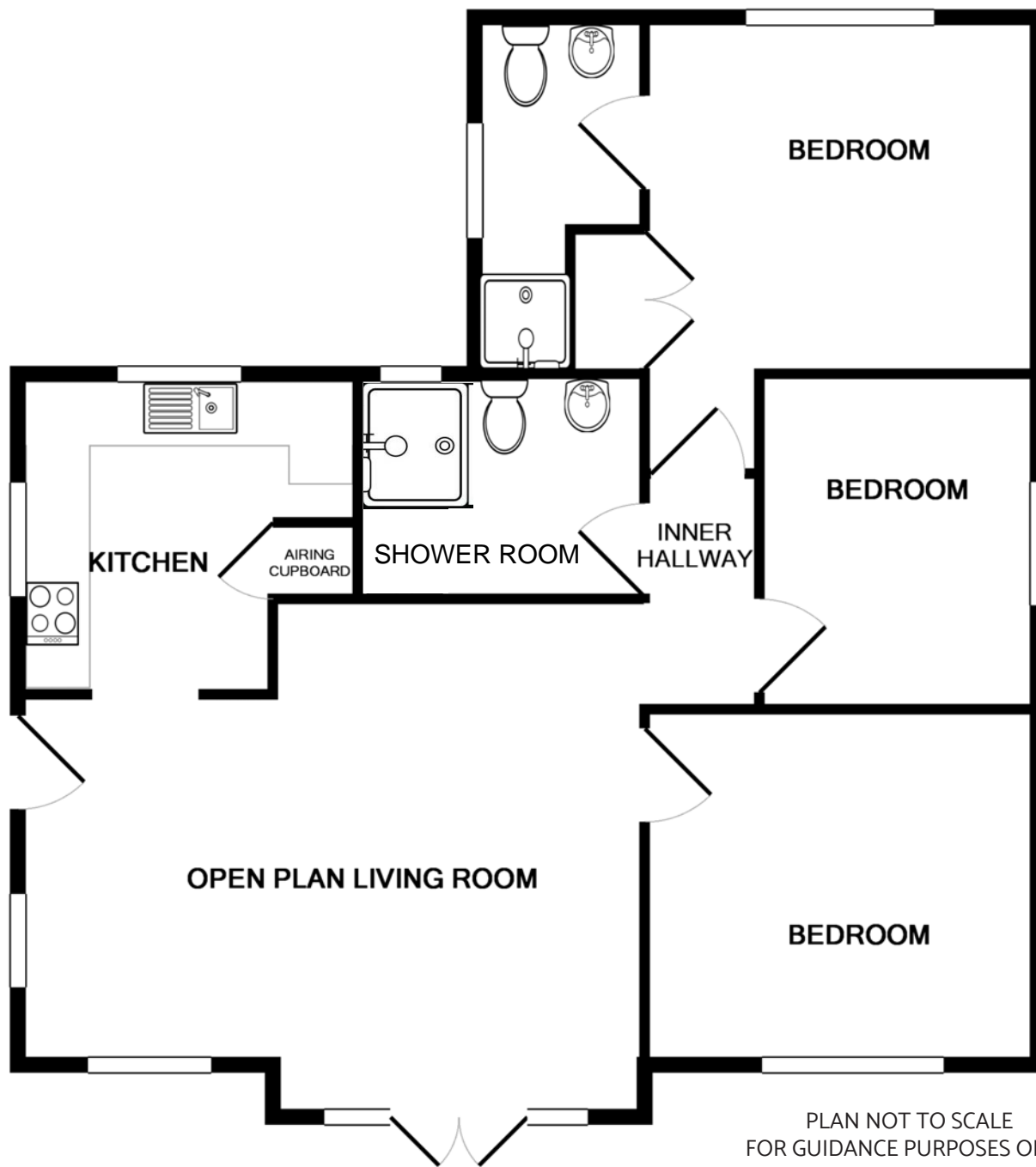
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





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