



BROADS HAVEN MARINA, POTTER HEIGHAM
£295,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





BROADS HAVEN MARINA, POTTER HEIGHAM, NORFOLK NR29 5JD

- Detached waterside bungalow
- Well regarded marina setting
- 3 double bedrooms, family bathroom and en-suite shower room
- 33ft long mooring
- Private parking for 2 cars
- Contents available by separate negotiation
- Purpose built holiday let, suitable as a second home

A recently improved waterside bungalow set in a highly regarded marina just off the River Thurne, well placed for access to the entire Norfolk Broads network.

Built in 2000 of timber construction, the cottage offers generous accommodation that consists of a spacious dual aspect living room with French doors out onto the waterside deck, a fully fitted kitchen, large master bedroom with en-suite shower room, two further double bedrooms and a family bathroom.

Features include a private 33ft long mooring, private off road parking for two cars, electric heating and sealed unit double glazing.

The property has also benefitted from some recent redecorating inside and out, replacement of some kitchen appliances, new fitted blinds and new flooring in the living room, kitchen, bathroom and en-suite.

Purpose-built to be a holiday let and equally suitable as a second home, 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 and day boat and canoe hire.

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, coved ceiling, two TV points, down lighters.



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 washing machine, coved ceiling, built in cupboard housing the hot water cylinder. Dual aspect with views out over the river, and open countryside. Wall mounted heater, tiled floor, down lighters.

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, tiled floor.

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.

Family Bathroom

Panelled bath with fitted shower and screen, low level w/c, wash basin, heated towel rail, tiled floor, partially tiled walls, coved ceiling, down lighters, extractor fan, shaver point, window to rear.





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.

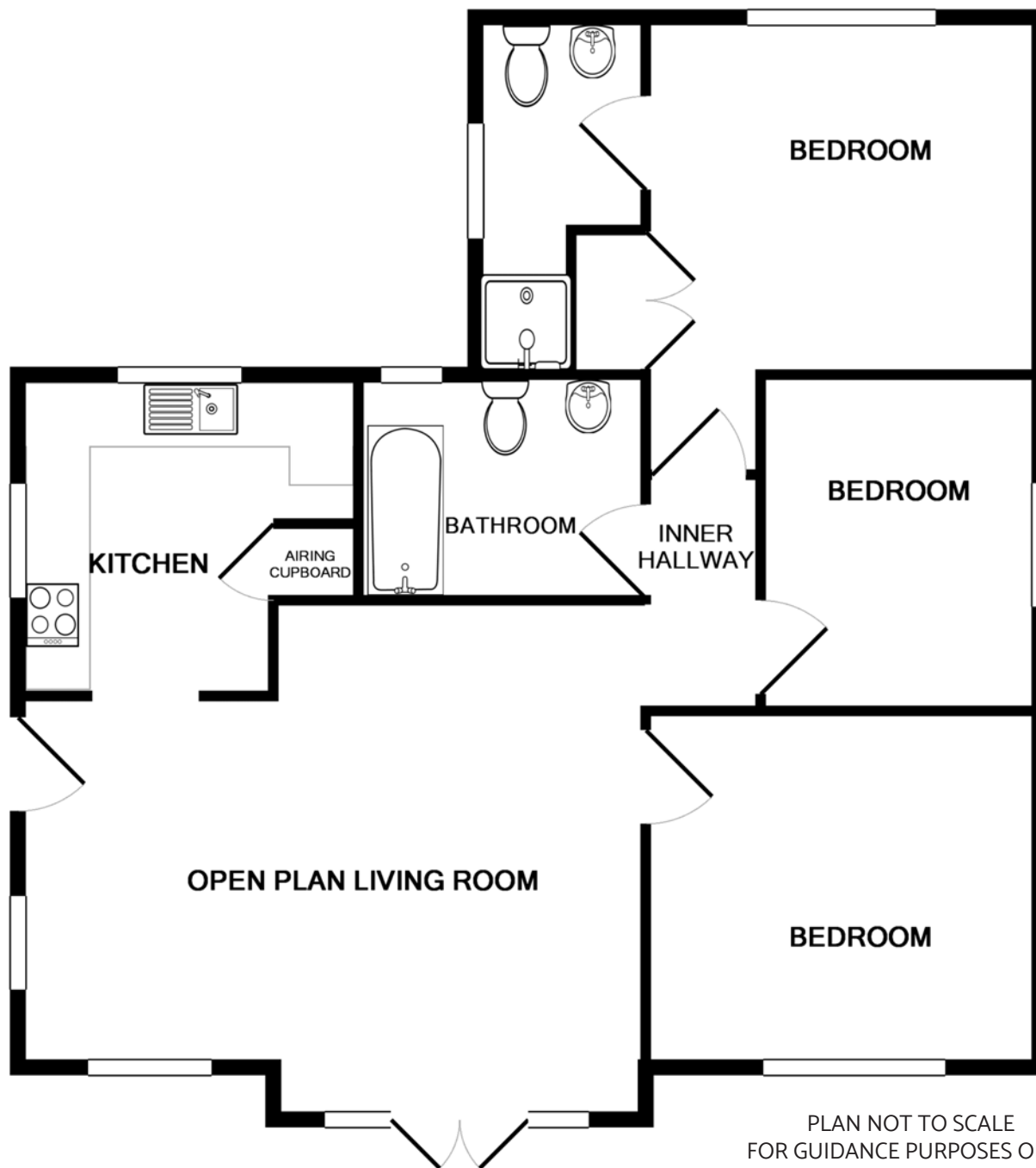
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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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