



NORTH WEST RIVERBANK, POTTER HEIGHAM  
£235,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













## NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- A well presented cedar clad riverside bungalow
- Offering some of the most impressive views on the River Thurne
- New quay heading extending across the full frontage and including the additional mooring dock which extends to approximately 27ft
- South facing plot
- Mains services
- No properties or moorings opposite
- Optional car parking space (0.5 miles away) available by separate negotiation

A well presented riverside bungalow offering one of the very best views on the River Thurne, along with a prized southerly aspect and mains services.

With private river frontage extending to approximately 50ft with quay heading fully replaced in 2024 which includes a 27ft long mooring dock.

The property benefits from far reaching panoramic views out over the river and open countryside beyond with no properties or moorings on the opposite bank.

The accommodation consists of a dual aspect living room with a large picture window, making the most of the stunning views, fitted kitchen, three bedrooms and a shower room.

The mooring dock has external power and water and there is a large shed/workshop and a second large storage shed.

There is also the option to purchase a leasehold car parking space, close to the bridge, at the other end of the riverbank.

### ACCOMMODATION

#### **Kitchen: 10'0" x 7'3"**

Full range of wall and floor mounted units with sink unit and drainer. Plumbing for dishwasher, electric cooker with extractor hood. Window to rear with far reaching views, down lighting and a part glazed door to the side.



### **Living Room: 15'6" x 13'0"**

Dual aspect with picture windows looking out over the River Thurne and beyond.  
Timber clad ceiling.

### **Inner Hallway**

Wall mounted heater. Built in cupboard.

### **Bedroom 1: 10'10" x 7'10"**

Window to rear with views out over open marshland. Wall mounted heater.  
Range of fitted wardrobes.

### **Bedroom 2: 10'2" x 8'2"**

Window to side with river views. Timber clad ceiling. Wall mounted heater.

### **Shower Room**

Low level w/c, shower enclosure, extractor fan, wash basin, partially tiled walls.

### **Bedroom 3: 8'0" x 5'2"**

Window to rear with far reaching views. Wall mounted heater.

## **OUTSIDE**

The river facing garden is laid to lawn with a raised sun deck offering the perfect vantage point to sit and enjoy the simply stunning view.









The private river frontage with fully replaced quay heading extends to approximately 50ft with a private mooring dock to the side measuring approximately 27ft x 9ft with external power and water.

There is a large shed/workshop measuring approximately 11'5" x 8'5" with plumbing for a washing machine, and a second storage shed measuring approximately 11'10" x 7'3". Both have electricity connected.

The rear of the property has been decked, offering a private seating area with panoramic views out over the neighbouring marshland.

### ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs until 2085

Ground rent and service charge: £214 per annum

Mains water, drainage and electricity

Access is via footpath and river only

A separate leasehold car parking space, located half a mile away is available by separate arrangement at a cost of £10,000.

Most contents included.

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.

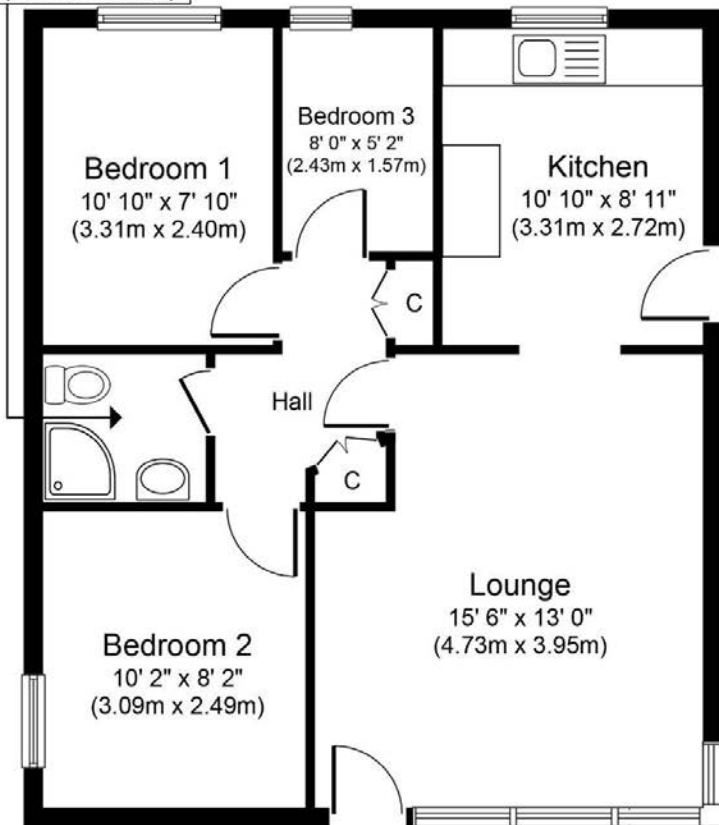
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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



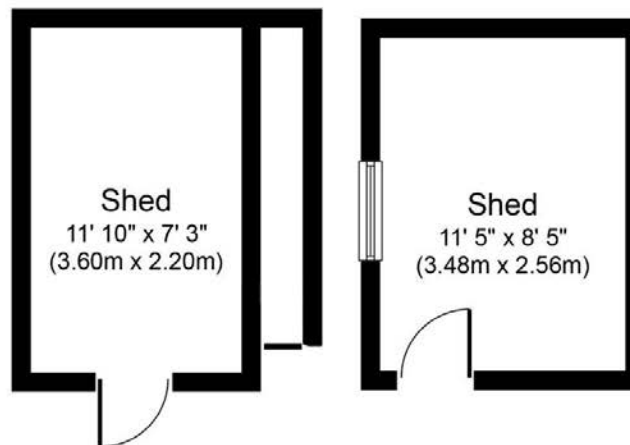


Shower Room  
5' 7" x 4' 11"  
(1.70m x 1.50m)



Approximate Floor Area  
604 sq. ft.  
(56.1 sq. m.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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