



NORTH EAST RIVERBANK, POTTER HEIGHAM  
£190,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













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

- Impressive and immaculate riverside bungalow
- Rebuilt in 2016
- Stunning uninterrupted river views - nothing on the opposite bank
- 30ft mooring
- Sold fully furnished
- Turn key second home and/or holiday let
- South facing plot

An impressive, immaculately presented riverside bungalow, completely rebuilt in 2016 and offering stunning uninterrupted views out over the River Thurne and the open countryside beyond.

The light and airy accommodation feels surprisingly spacious with a generous open plan living space with bi-folding doors leading out onto a raised and covered deck looking out over the river. This includes a modern kitchen with built in double oven and hob, and there is a double bedroom with far reaching views out over open countryside to the rear. This is served by an en-suite bathroom which includes a panelled bath and an electric shower.

The south facing riverside garden is laid to lawn with quay headed frontage extending to approximately 30ft providing a private mooring, a launching point for paddle boards and kayaks - the ultimate fishing spot or simply the ideal place to sit and enjoy the ever changing river view.

## ACCOMMODATION

### **Open Plan Living Room: 14'11" x 9'9" Plus 8'3" x 7'6"**

Large bi-folding doors that, when fully open really do bring the outside in! Stunning views that can be enjoyed from the comfort of your sofa.

The contemporary kitchen is fully fitted with a comprehensive range of appliances, window to front aspect looking over the river.

### **Bedroom: 12'7" x 8'9"**

Window to rear with picturesque far reaching views out over open countryside. Panelled door.







## En-Suite Bathroom

Panelled bath with electric shower over, vanity wash basin and w/c. Tiled walls and extractor fan, panelled door.

## OUTSIDE

Raised and covered sun deck looking out over the river and the open fields beyond. Lawned garden.

## ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Current lease runs until 2085.

Ground Rent and Service Charge: £214.00 - 2025

Services: Mains water, drainage and electricity.

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.

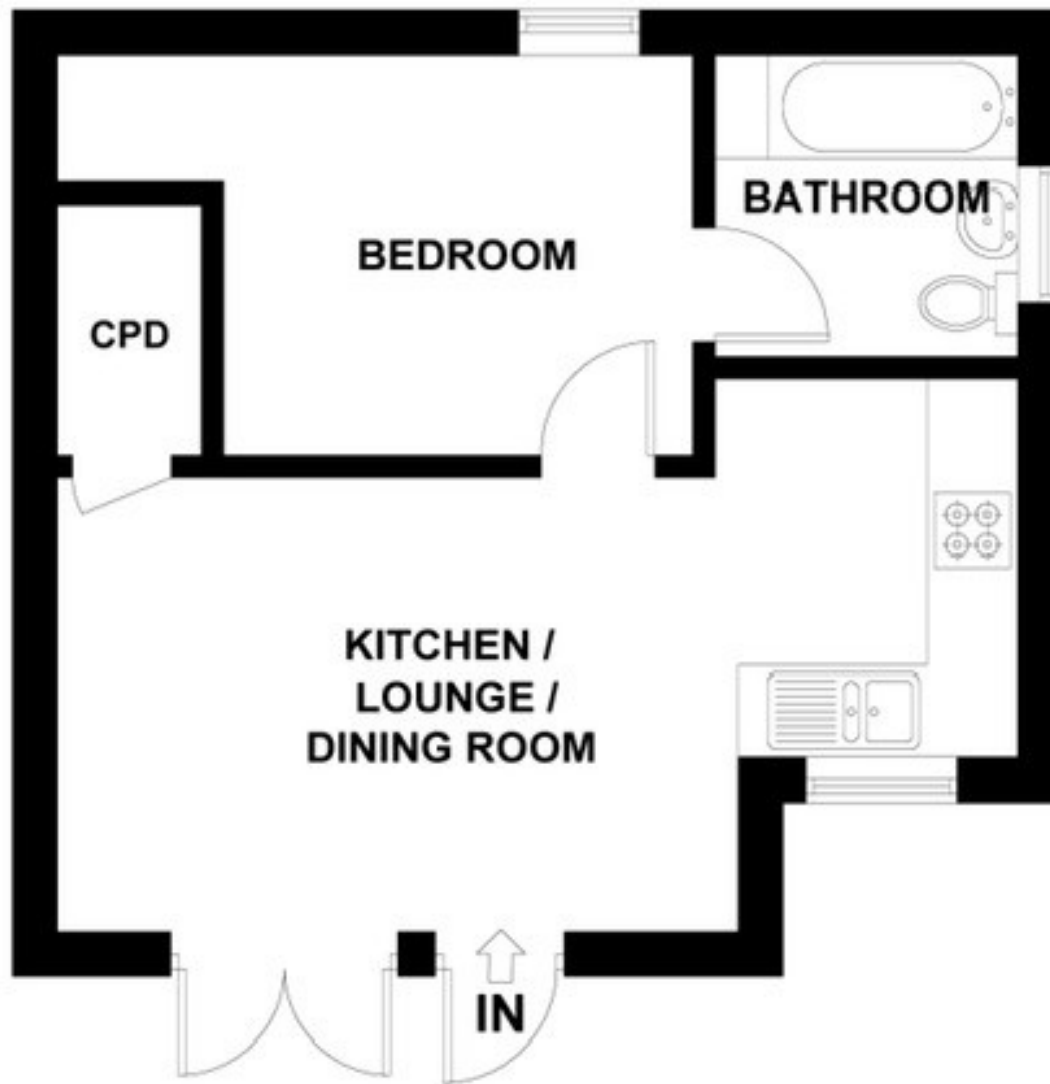
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.












PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>130</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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