



NORTH WEST RIVERBANK, POTTER HEIGHAM
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5ND

- A recently renovated 3 bedroom riverside bungalow
- 50ft of private river frontage with a 22ft long mooring dock
- Far reaching picturesque views to the front and rear
- UPVC double glazing, updated electric heating
- Perfect second home or holiday let
- Newly fitted kitchen

A beautifully presented detached three-bedroom riverside bungalow, boasting 50 feet of private frontage directly along the River Thurne.

The accommodation features a spacious river-facing dual aspect living room, a 19-foot-long kitchen/dining room, two double bedrooms, one single bedroom, and an updated shower room.

Features include UPVC sealed unit double glazing, updated electric heating, a newly fitted kitchen and an updated shower room. The owners have recently replaced all interior cladding, flooring and internal doors.

The property includes private river frontage extending approximately 50 feet, complete with a 22-foot-long mooring dock.

Enjoying stunning panoramic views both to the front and rear, this property is ideal as either a second home or holiday let.

Early viewing is highly recommended.

ACCOMMODATION

Kitchen/Dining Room: 19'8" x 11'1" (7'10" min)

Dual aspect with window and door to rear and French doors to front aspect looking out over the river. Range of floor mounted storage units with solid wooden worktops, built in two ring hob.

Living Room: 19'3" x 13'3"

Two windows to front aspect with views out over the river, TV point.



Bedroom 1: 9'7" x 8'8"

Window to rear with views out over open countryside.

Bedroom 2/Sitting Room: 9'6" x 8'9"

French doors to front aspect with views out over the river.

Bedroom 3: 9'4" x 6'1"

Window to rear, views out over open countryside.

Shower Room

New low level w/c and vanity wash basin. Double shower with screen, extractor fan, window to rear. Heated towel rail.

OUTSIDE

The property benefits from approximately 50ft of river frontage with a private mooring dock measuring 22ft x 8ft 6in. The river facing garden is laid to lawn with a large raised sun deck.

Outside power, light and storage shed.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease expires in 2085

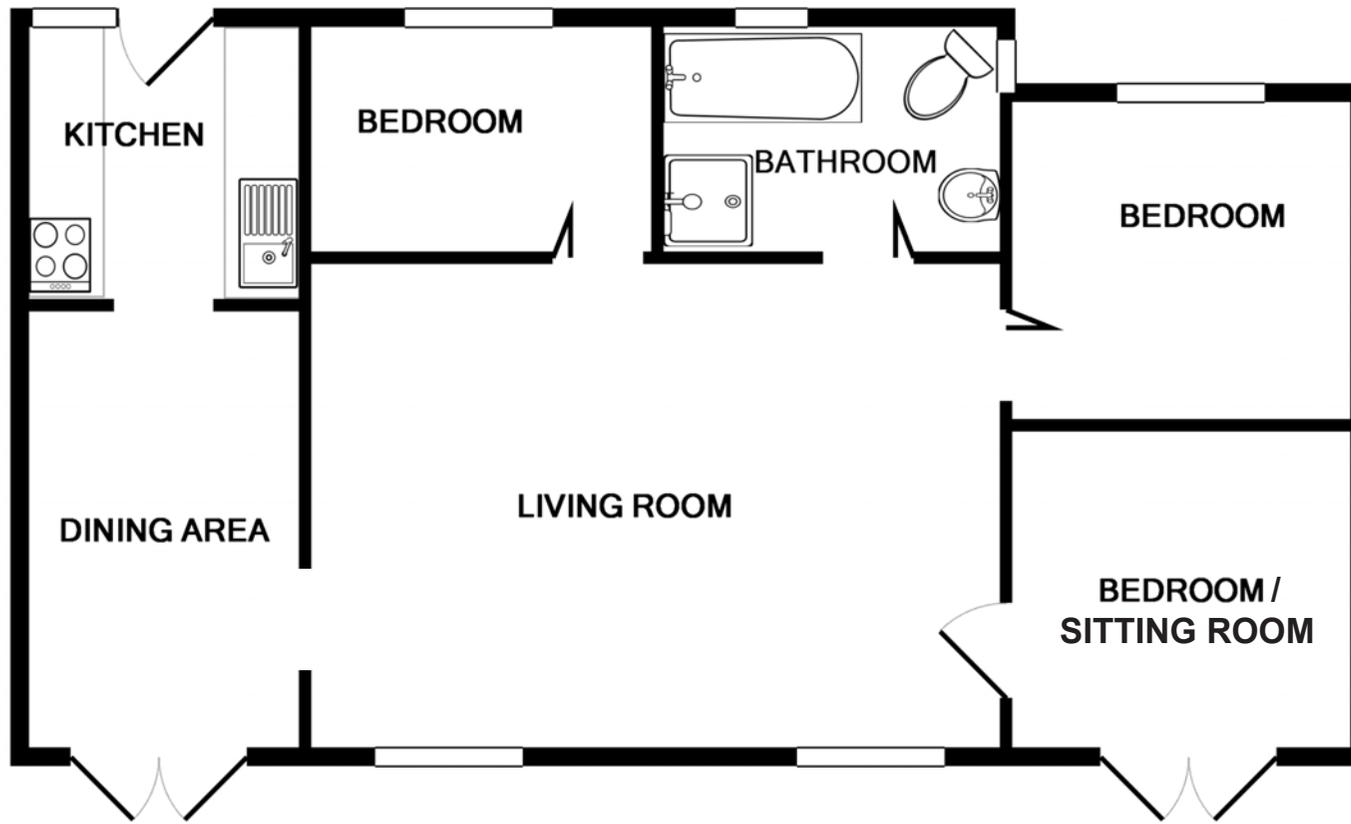
Services: Mains electricity, water and drainage

Ground Rent and Service Charge: Circa £125 per annum

Access: Only accessible by footpath and river. No road access.







TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.



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