



PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM
OFFERS OVER £350,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







PENINSULA COTTAGE, STAITHEWAY ROAD, WROXHAM, NORFOLK NR12 8TH

- Semi-detached holiday home
- 4 double bedrooms
- Bathroom, shower room and cloakroom
- Within walking distance of the centre of Wroxham
- Private parking for 3-4 cars
- 45ft long mooring
- No onward chain

The perfect holiday home occupying a prime position within a highly regarded marina, just off the River Bure and within walking distance of the centre of Wroxham.

The spacious semi-detached freehold property provides accommodation that includes an entrance hall, cloakroom, and a generous open plan living room with French doors leading out onto a large deck looking out over the water. The fitted kitchen with oven hob and extractor looks out over the mooring.

There is a ground floor double bedroom with its own entrance, served by a shower room.

On the first floor there are a further three double bedrooms, all with views of the water and a family bathroom.

Outside, the property offers private parking for 3-4 cars and a generous mooring adjacent to the property with access both from the side and stern, measuring approximately 45ft x 12'6".

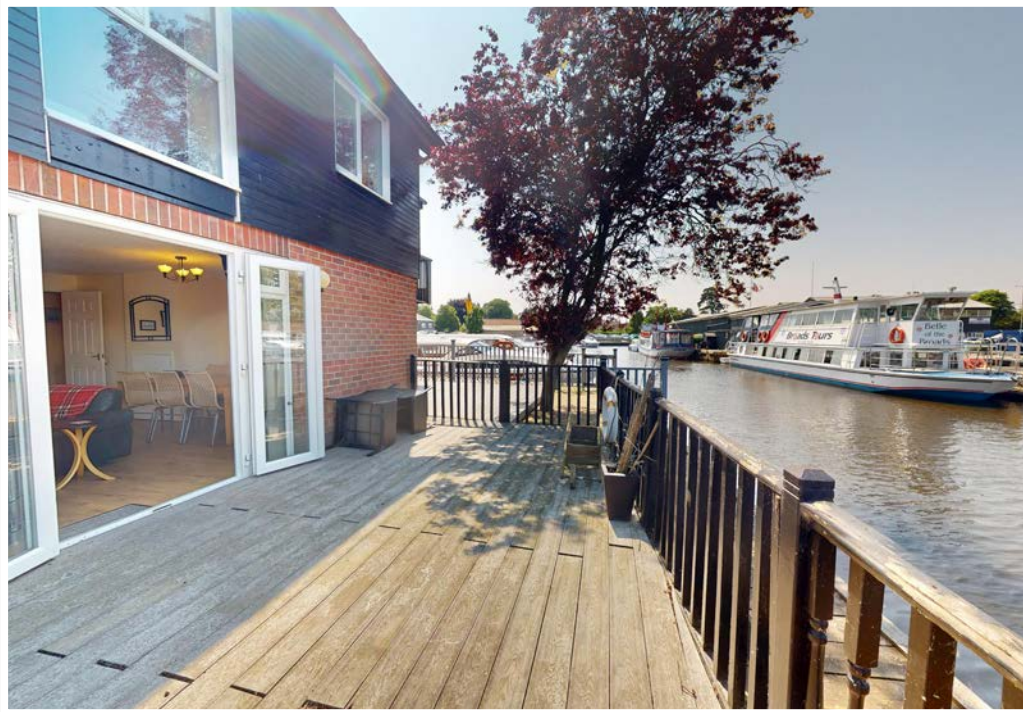
ACCOMMODATION

Entrance Hall

Staircase for first floor, wall mounted heater, built in cupboard.

Cloakroom

Low level w/c, wash basin, wall mounted fan heater, panelled door, window to front aspect.



Living Room: 17'3" x 17'0"

Dual aspect with French doors leading out onto a large raised sun deck which looks out over the marina and beyond to the main river.

Wall mounted heater, under stair cupboard, panelled door. Open plan to:

Kitchen: 8'3" x 7'2"

Full range of wall and floor mounted units and sink unit and drainer with built in oven, hob and extractor fan. Plumbing for dishwasher and washing machine.

Bedroom 4: 10'4" x 8'4"

Window to side looking out over the mooring. Wall mounted heater, loft access, panelled door.

Side Hallway

Door to side, storage area.

Shower Room

Shower enclosur, wash basin, w/c, tiled floor, panelled door. Window to front aspect.

FIRST FLOOR

Landing

Bedroom 1: 13'0" x 8'6"

Full length picture window looking out over the marina. Wall mounted heater, built in wardrobe, panelled door.





Bedroom 2: 10'10" x 10'0"

Windows to front aspect looking out over the marina, wall mounted electric heater, panelled heater.

Bedroom 3: 10'4" x 10'0"

Window to side looking out over the moorings. Built in wardrobe, wall mounted heater, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath with electric shower, partially tiled walls, panelled door.

OUTSIDE

The large raised deck looks out over the marina. A gravelled area to the side provides private parking for 3-4 cars and the adjacent mooring extends to approximately 45ft x 12'6" with shore power.

ADDITIONAL INFORMATION

Tenure: Freehold.

Service Charge: approximately £5,000 for 2025.

Year round use but not suitable as a permanent home.

Mains water, drainage and electricity.

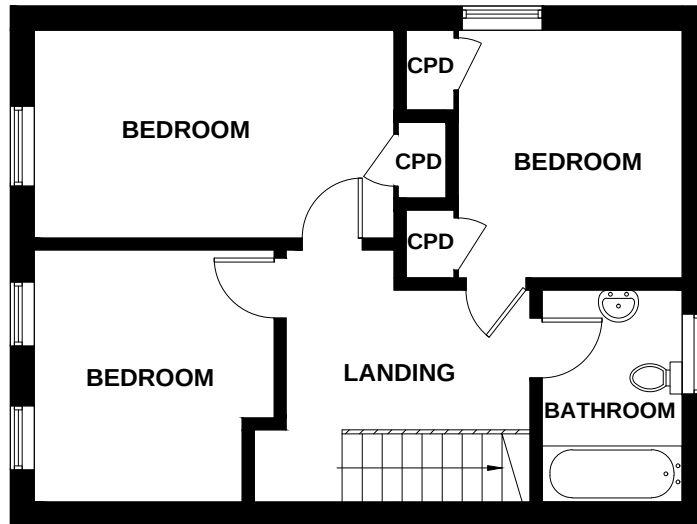
No onward chain.

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.

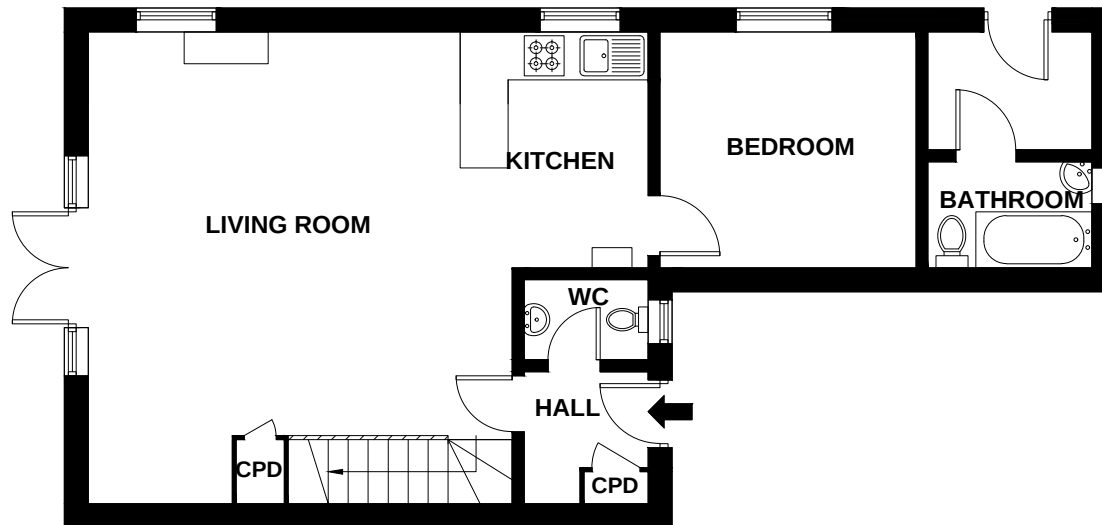
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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





FIRST FLOOR



GROUND FLOOR

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 





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