



NORTH WEST RIVERBANK, POTTER HEIGHAM  
£239,950 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













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

- Much improved 3 bedroom riverside bungalow
- 90ft private river frontage including a 30ft covered mooring dock
- Dual aspect living room with beautiful far reaching views to the front and to the back
- Large south east facing sun deck
- Workshop and additional seating to the rear
- Mains services
- Full of character and charm

A spacious and well presented riverside bungalow, much improved by the current owners and offering a substantial 90ft long river frontage including a 30ft covered mooring dock and benefitting from mains services and a south easterly aspect.

Fully updated, yet retaining all of its original character, the property offers accommodation that consists of a charming dual aspect living room with picturesque views out over the river as well as out over the open countryside to the rear.

The traditional kitchen also looks out over the river and provides a range of units finished with wooden worktops.

The master bedroom enjoys direct access out onto a sun deck and also has an en-suite w/c and there are two further bedrooms and a contemporary shower room.

### ACCOMMODATION

#### **Living Room: 18'1" x 13'2"**

Dual aspect with window to rear looking out over open marshland and French doors to the front leading out onto a large sun deck with panoramic river views.

Vaulted ceiling, panelled walls, a wall mounted heater and an electric wall mounted fire.

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

Window to front aspect looking out over the River Thurne. A range of floor mounted units finished with wooden worktops. Built in two ring LPG hob.







### **Master Bedroom: 11'6" x 9'1"**

Window to side and French doors out onto the deck with stunning river views.

Panelled walls, wall mounted heater, vaulted ceiling, panelled door.

### **En-Suite**

W/c and hand basin.

### **Bedroom 2: 11'6" x 7'5"**

Charming triple aspect room with vaulted ceiling, panelled walls, panelled door. Wall mounted heater.

### **Shower Room**

Walk-in double shower enclosure, vanity wash basin, low level w/c. Heated towel rail, partially tiled walls and window to side.

### **Bedroom 3: 8'0" x 6'0"**

Dual aspect with far reaching views over the open marshland to the rear. Wall mounted heater, panelled door and walls.









## OUTSIDE

The river facing garden is laid mainly to lawn with the generous private quay headed river frontage extending to approximately 90ft.

The mooring dock measures approximately 30ft x 11ft and is partially covered.

The main sun deck enjoys a sunny south easterly aspect with decked areas continuing to the side and the rear, allowing you to follow the sun from sunrise to sunset while enjoying stunning views at every turn.

There is also a shed/workshop with a lean-to store.

## ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Current lease runs until 2085.

Ground rent and service charge: approx £214 per annum.

Mains water, drainage and electricity.

Access via footpath and river only.

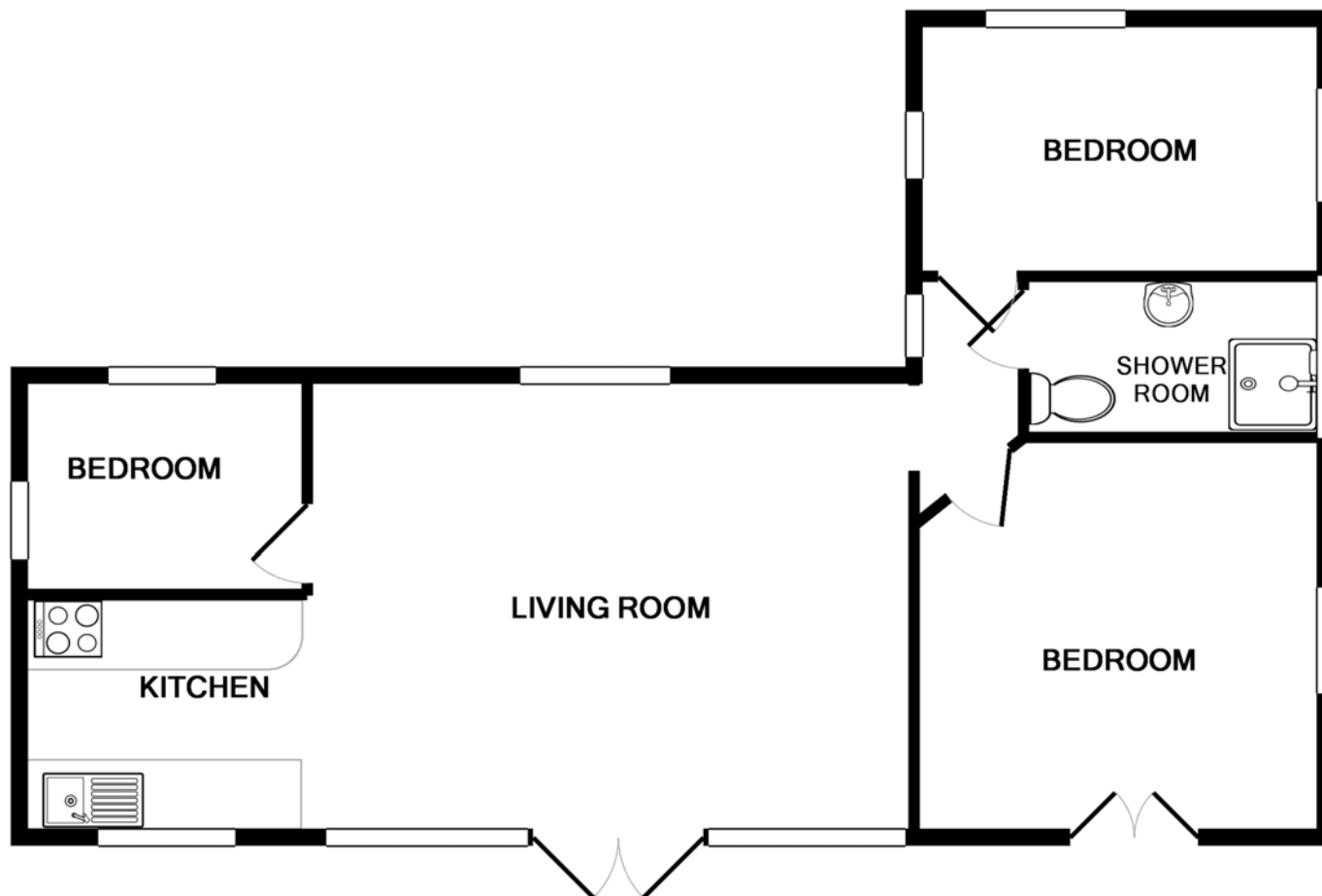
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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>		99
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	39	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 









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