



NORTH WEST RIVERBANK, POTTER HEIGHAM  
£185,000 LEASEHOLD

WATERSIDE  
ESTATE AGENTS





# NORTH WEST RIVERBANK, POTTER HEIGHAM NR29 5ND

- Updated and remodelled riverside bungalow
- 60ft river frontage with 2 mooring docks
- Open plan living space with impressive views
- South easterly aspect
- Mains services
- No onward chain

An impressive, much improved, updated and remodelled riverside bungalow with stunning far reaching views out over both the River Thurne and unspoilt open countryside.

Offering private river frontage extending to approximately 60ft with two mooring docks, a sought after south easterly aspect, UPVC sealed unit double glazing, an open plan triple aspect living space which includes a stylish, contemporary kitchen and large double doors that truly bring the outside in!

During summer 2025, the exterior has been fully repainted.

The perfect base from which to explore the Norfolk Broads.

Available with no onward chain.

## ACCOMMODATION

### Entrance Hall

Cupboard with electric water heater.

### Cloakroom

Handbasin and w/c.



## Open Plan Living Space: 13'11" x 13'7"

Triple aspect with large box bay picture window to front aspect with French doors leading out onto a river facing sun deck, contemporary fitted kitchen with built in oven, two ring hob and fridge.

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

Dual aspect with windows to front and side with far reaching river views.

## En-Suite Shower Room

Hand basin, window to rear, shower enclosure with electric shower.

## Bedroom 2: 9'11" x 7'9"

Dual aspect with river views.

## OUTSIDE

The riverside garden offers approximately 60ft of private river frontage with two mooring docks, one measuring approximately 22ft x 7'5" and a covered dock measuring approximately 21ft x 8'6".

The garden is laid to lawn with a decked seating area which is south east facing.

## ADDITIONAL INFORMATION

Tenure: Leasehold

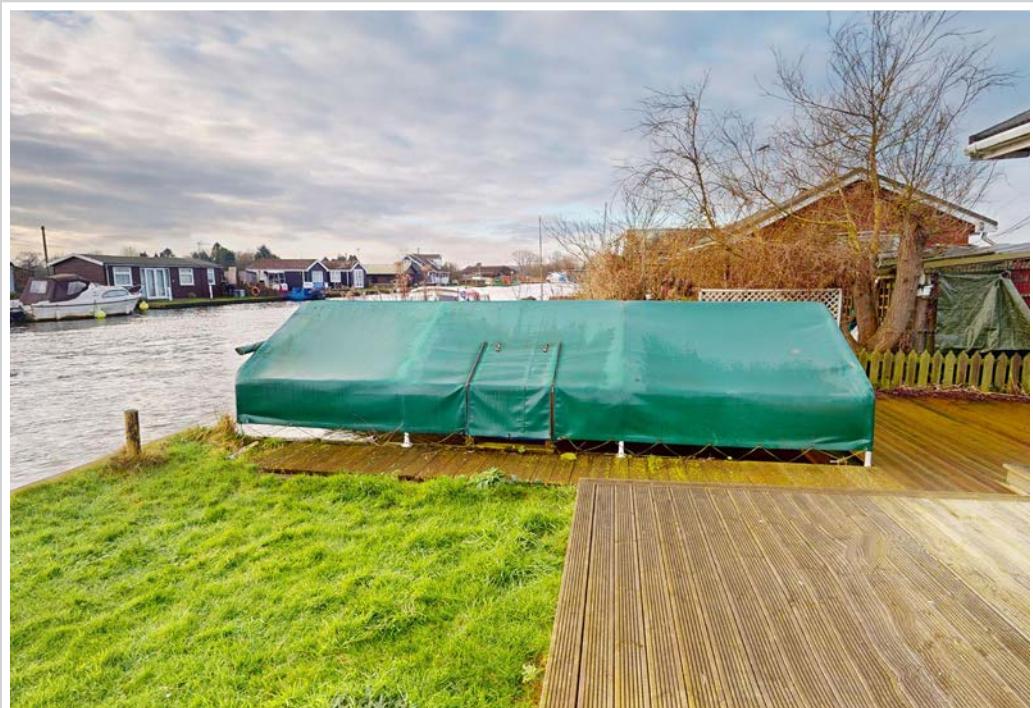
Term: Expires 2085

Ground Rent and Service Charge: £145 per annum

The shed and cupboard outside are included in the sale of the property.

Services: Mains electricity, water and drainage. UPVC sealed unit double glazing.

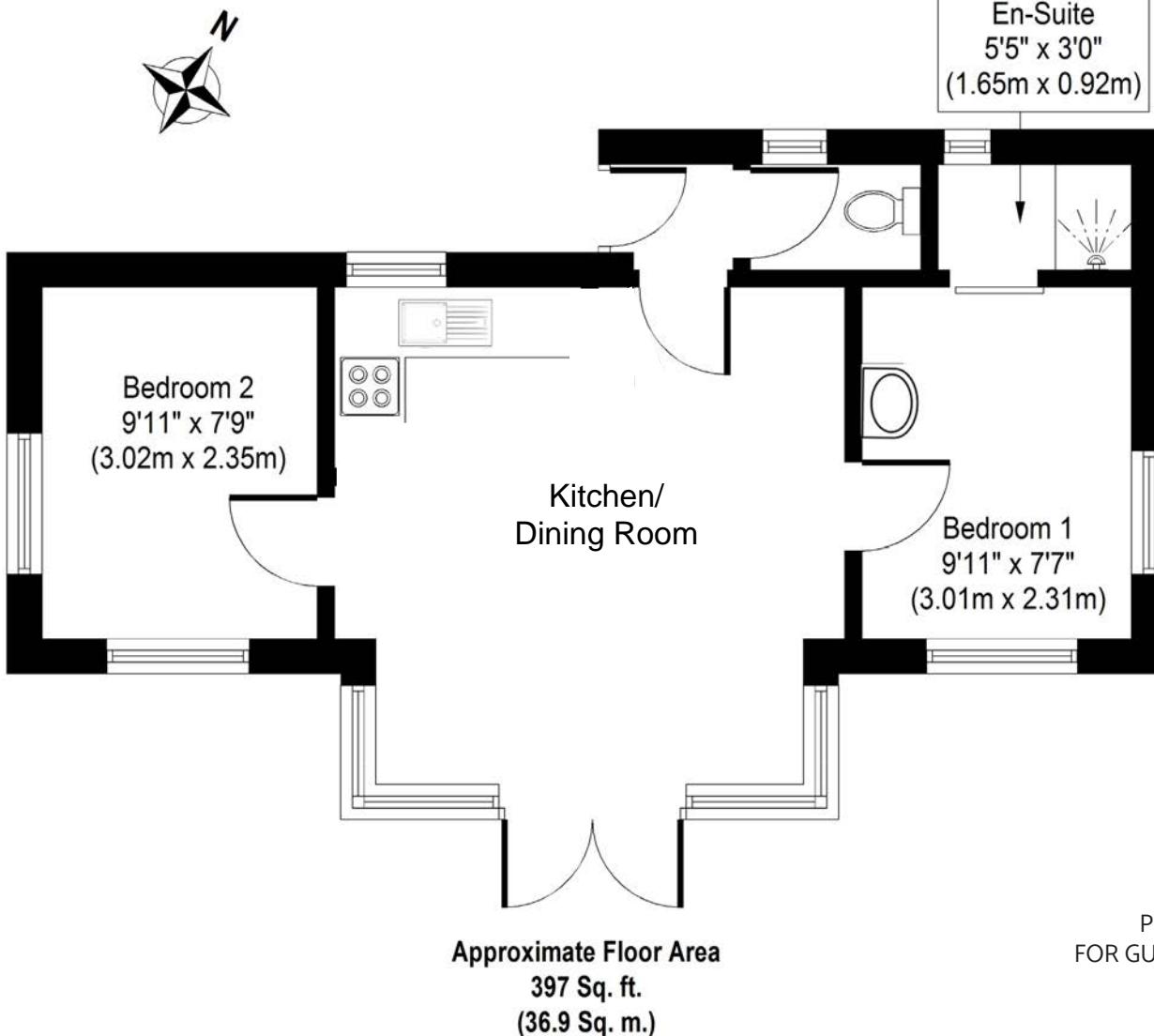
Only accessible by river and footpath.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			121
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			
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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