



PENINSULA COTTAGES, WROXHAM
£250,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- A well presented 2 bedroom holiday cottage
- Stunning river views
- The right to moor a boat on site
- Less than half a mile from the centre of Wroxham
- Ideal holiday let and second home
- Secure parking
- Available furnished with no onward chain

A well placed and well presented two bedroom holiday cottage set within walking distance of the centre of Wroxham and offering impressive river views and the right to moor a boat on site.

Currently used as both a comfortable and convenient second home and as a perfectly positioned holiday let, this well maintained waterside property offers accommodation that consists of a light and airy open plan dual aspect living space with a modern, well fitted kitchen, dining area and sitting area with views out over the water from both the front and the back with French doors leading out onto a raised seating area looking out over the River Bure.

The master bedroom also offers stunning river views and the second bedroom is a comfortable twin room. There is also a modern shower room.

Located within a highly regarded marina development close to Wroxham's historic bridge, with secure parking on site and the option to moor a boat within the marina, all positioned less than half a mile from the centre of Wroxham.

Also offering full contents by negotiation, a south facing aspect and available with no onward chain.

Viewing recommended.

ACCOMMODATION

Entrance Hall

Built in storage cupboard, wooden floor.



Open Plan Living Room: 20'3" x 13'1"

A range of wall and floor mounted units with sink unit and drainer, plumbing for washing machine and an electric cooker point. Window to front aspect and views of the water. Wooden floor throughout.

Large French doors with full length glazed side panels leading out onto a raised seating area looking out over the communal gardens with impressive views of the River Bure.

Wall mounted electric fire and additional wall mounted heater. Staircase to first floor with glazed side panel.

FIRST FLOOR

Landing

Loft access.

Shower Room

Modern white suite comprising w/c, wash basin and shower enclosure. Velux window, wall mounted fan heater, partially tiled walls, panelled door.

Master Bedroom: 9'10" x 9'9"

Window to rear, south facing with excellent river views. Wall mounted heater, built in cupboard, panelled door.

Bedroom 2: 9'7" x 8'0"

Velux window to front aspect, wall mounted heater.





OUTSIDE

Communal gardens and grounds accessed via a remote controlled security barrier with a private car park.

Wroxham village centre is less than half a mile away with a comprehensive range of amenities including Roys Department store, a variety of pubs, cafes, restaurants and shops. The village benefits from a regular bus service and a nearby train station.

ADDITIONAL INFORMATION

Tenure – Leasehold. Over 900 years remaining.

Ground rent and service charge – details available on request.

No onward chain.

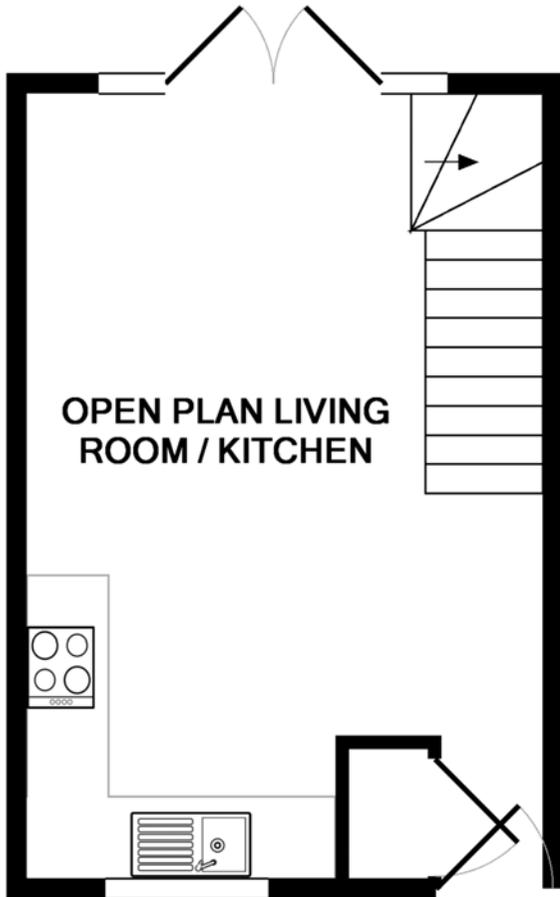
Contents available by separate negotiation.



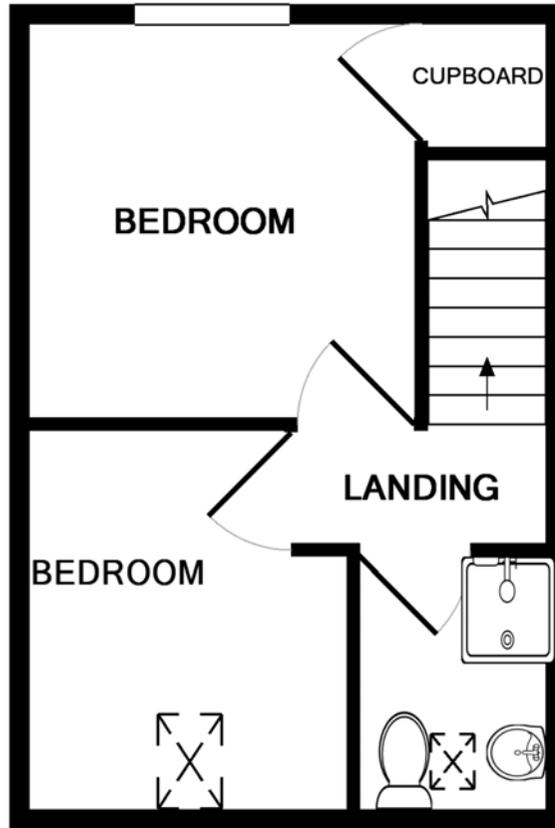
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 23.3 SQ.M.
(250 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 23.3 SQ.M.
(250 SQ.FT.)

TOTAL APPROX. FLOOR AREA 46.5 SQ.M. (501 SQ.FT.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		95
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com