



NORTH EAST RIVERBANK, POTTER HEIGHAM
£230,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- A fully rebuilt and remodelled riverside bungalow
- High quality of finish - the perfect turn key holiday home/let
- Impressive open plan living space
- Panoramic river views
- New quay heading in 2025
- Quay headed river frontage extending to approximately 37ft
- South facing plot
- Full contents available by negotiation
- UPVC sealed unit double glazing
- Low maintenance composite cladding, steel piles and no onward chain

A stunning Thurne bungalow, re-built in 2003 to an exceptional standard, raised and set upon steel and concrete piles.

Features include composite cladding, high levels of insulation, re-wired and re-plumbed, contemporary kitchen with appliances, two double bedrooms and an open plan dual aspect living room.

The property offers a private quay headed river frontage that extends to approximately 37ft with a lawned front garden and panoramic river views.

Skillfully renovated and designed to be easy to run and maintain, this is a high quality riverside bungalow, already set up to be a turn key holiday let or second home.

Needs to be seen to be fully appreciated.

ACCOMMODATION

Entrance Hall

Part glazed UPVC front door and side panel. Night storage heater, coved ceiling, loft access.



Open Plan Living Space: 24'8" x 13'3"

Dual aspect, including a full length picture window looking out over the river. Fitted kitchen with full range of wall and floor mounted units with 1½ sink unit and drainer. Built in oven, hob, extractor hood and microwave, built in fridge and freezer. Down lighters. Door leading out onto the riverside garden. Two night storage heaters, Smeg wall mounted electric fire, coved ceiling, built in cupboard.

Bedroom 1: 11'3" x 9'7"

Window to side, coved ceiling, down lighters, wall mounted electric radiator, panelled door.

Bedroom 2: 11'10" x 8'9"

Window to rear with views out over open marshland. Night storage heater. Coved ceiling, down lighters, panelled door.

Shower Room

Walk in shower enclosure. Contemporary wash basin, night storage heater, illuminated mirror, tiled floor and partially tiled walls. Panelled door, coved ceiling, down lighters, extractor fan. Window to side.

Separate W/C

Low level w/c, contemporary wash basin, coved ceiling, down lighters, illuminated mirror. Coved ceiling and down lighter, panelled door. Window to side.





OUTSIDE

Direct access to the River Thurne with stunning views and a private quay headed frontage extending to approximately 57ft.

With a paved seating area, exterior lighting and flower and shrub borders. There is gated access to the rear and there are two external storage sheds to the side.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Current lease runs until 2085.

Ground Rent and Service Charge: Approximately £200 per annum.

Services: Mains electricity, water and drainage.

Access via footpath and river only.

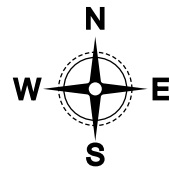
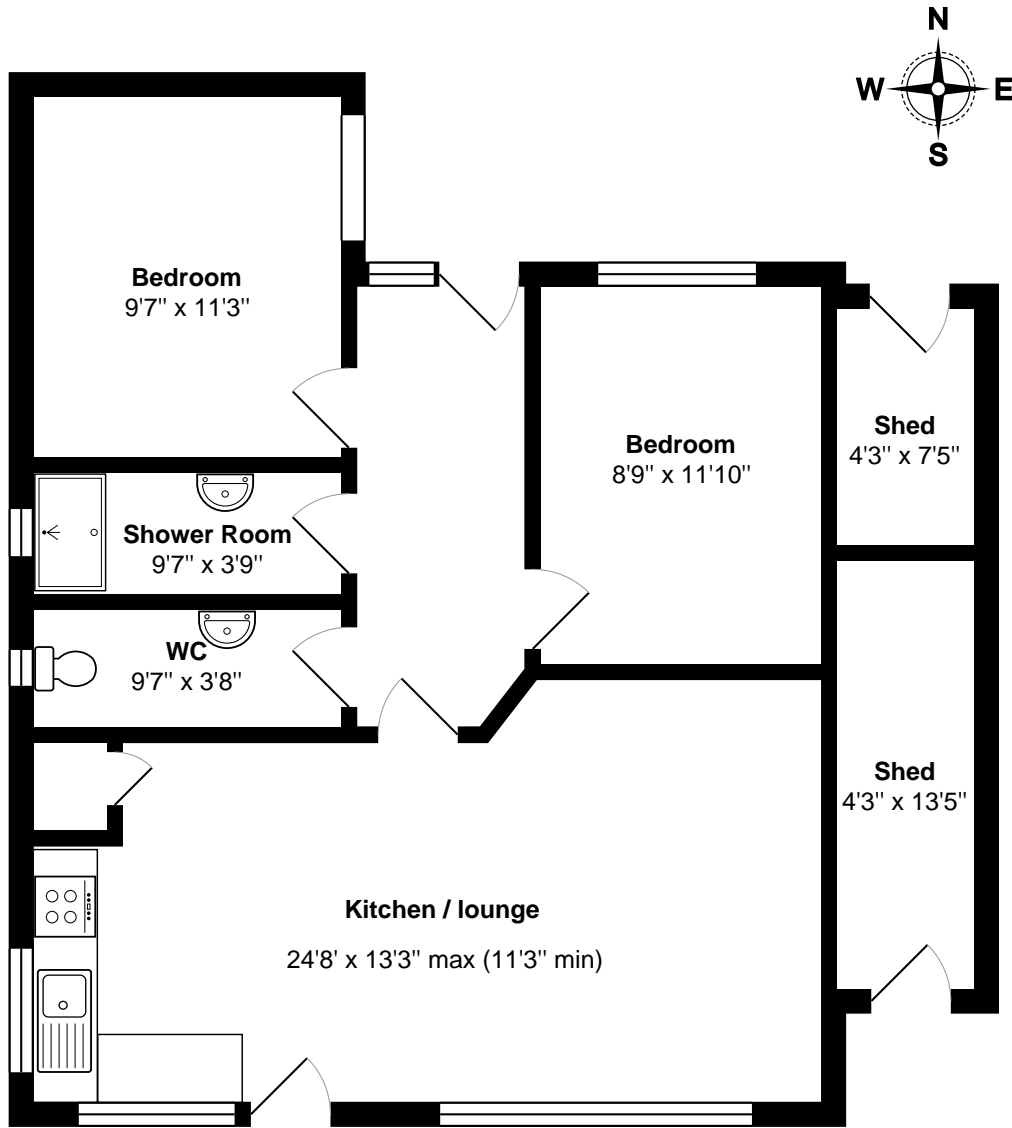
Council Tax Band A.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

FOR GUIDANCE PURPOSES ONLY



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