



PENINSULA COTTAGES, WROXHAM
£290,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS



Life
as you
MONS
MAKE A
G&T







PENINSULA COTTAGES, WROXHAM NR12 8TH

- Fully renovated by the current owners
- Allocated parking and mooring
- Updated kitchen, bathroom and heating
- Within walking distance of the centre of Wroxham
- Just off the River Bure
- Well established holiday let available as a turnkey purchase - by negotiation
- Well placed marina location

Fully renovated by the current owners, presented and maintained to a very high standard with a private mooring and allocated parking, just off the River Bure, within walking distance of the centre of Wroxham.

This spacious waterside property is currently run as a successful, well established holiday let and is available with full contents and future bookings (by negotiation).

Alternatively, it would be ideal as a high quality lock up and leave second home within approximately half a mile of the heart of the Broads capital, Wroxham.

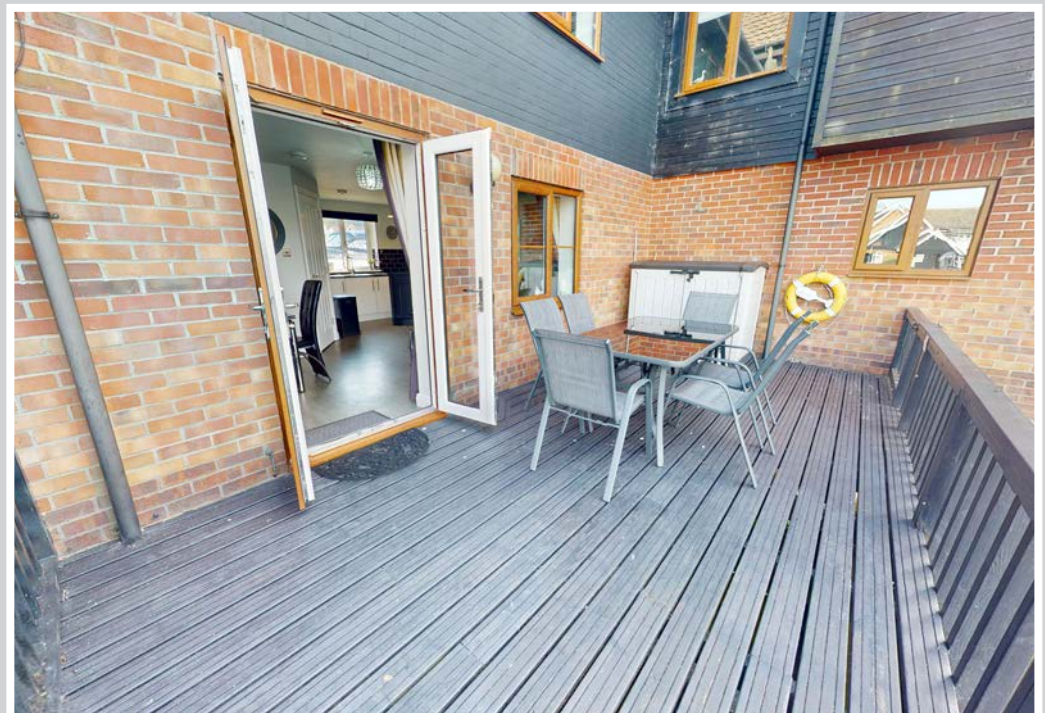
The accommodation consists of an entrance hall with built in storage, generous L-shaped open plan kitchen/living/dining space leading directly out onto a spacious waterside deck with access to the allocated mooring.

Upstairs, there are two double bedrooms, both looking out over the water and an updated contemporary bathroom with a fitted shower.

Other features include UPVC sealed unit double glazing, updated electric heating and private allocated parking.

Available with no onward chain, this property needs to be viewed to be fully appreciated.

Set within a well regarded marina development, within walking distance of Wroxham's well-equipped centre with an excellent selection of facilities including a variety of pubs, restaurants and cafes, Roys Department Store, train station with direct links to Norwich and Cromer and an abundance of boat/kayak hire facilities.



ACCOMMODATION

Entrance Hall

Staircase to first floor, part glazed front door, built in cupboard and an under stair storage cupboard.

L-Shaped Living Room: 19'9" (10'0" min) x 17'10" (9'0" min)

Generous dual aspect living space with views out over the water to the front and back, French doors out onto decking leading directly to the water's edge.

The kitchen area offers a full range of fitted storage units with sink unit and drainer, electric cooker point, partially tiled walls, wall mounted heater, TV point.

FIRST FLOOR

Landing

Built in cupboard housing hot water tank.

Bedroom 1: 10'9" x 9'0" (12'2" max)

Window to front aspect with views out over the water. Loft access, built in cupboard, wall mounted heater.

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

Window to rear with views over the water out towards the River Bure. Wall mounted heater, built in hanging space.

Bathroom

Low level w/c, wash basin, panelled bath with fitted shower over. Partially tiled walls, wall mounted heater, window to front aspect.





OUTSIDE

To the rear of the property is a private enclosed deck leading directly to the water's edge, looking out over nearby moorings.

The front of the property is a communal gravelled area with seating looking out over the water.

There is parking for one car off road and there is the right to moor a boat on site as well.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: In excess of 900 years.

Services: Mains water, drainage and electricity.

Ground Rent and Service Charge: Information on request.

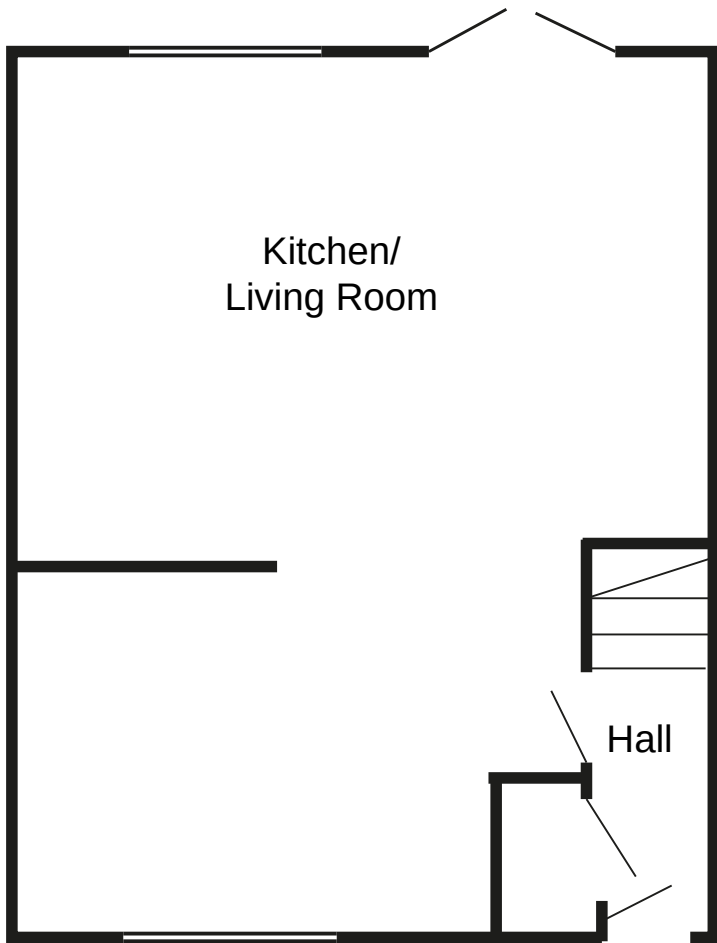
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

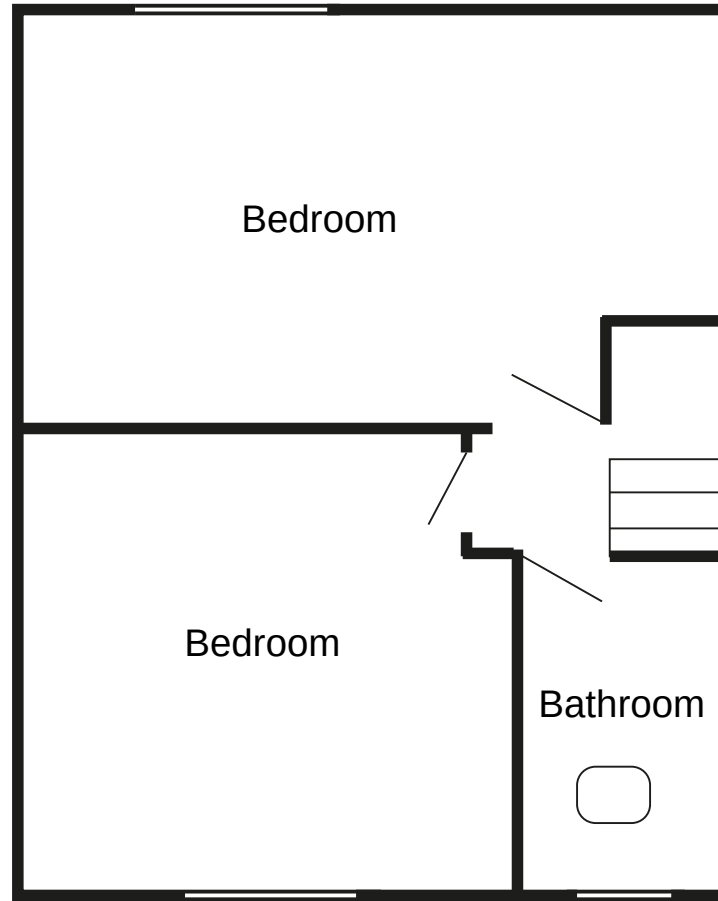
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Ground Floor



First Floor

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



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