



NORTH EAST RIVERBANK, POTTER HEIGHAM
£215,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







NORTH WEST RIVERBANK, POTTER HEIGHAM, NORFOLK

- Traditional 3 Bed Riverside Bungalow
- Private and peaceful location with very few near neighbours and breathtaking panoramic views
- Detached boatshed
- 75ft private river frontage with small dock
- Close to Martham and good access to Hickling

A charming 3 bedroom detached riverside bungalow occupying a peaceful and private location with stunning far reaching views and detached boathouse on the Hickling side of Potter Heigham Bridge.

The bungalow is full of character, well maintained in a traditional style, with only one near neighbour with breathtaking panoramic views.

The accommodation consists of an entrance porch / sun room, living room, well fitted kitchen and a shower room.

The detached boatshed offers an internal mooring dock that measures approx 22'6' x 9'10 with plenty of useful storage as a utility room with plumbing for a washing machine.

Overall the plot offers approx 75ft of private river frontage which includes a small dock and the scope to moor several boats.

Set at the far end of the North East Riverbank, past Highs Mill, this property offers easy access to Hickling Broad, perfect for sailing, with access (via Potter Heigham Bridge) to the entire Broads network.

ACCOMMODATION

Entrance Porch / Sun Room:

Triple aspect and of UPVC construction

Living Room: 14'0 "x 6'3"

Dual aspect with views to both front and back



Kitchen: 9'6" x 6'3"

Full range of storage units finished with wooden worktops. Sink unit and drainer, electric cooker with extractor fan and window to rear. Wall mounted water heater.

Shower Room:

Shower enclosure, low level W/C, wash basin with water heater, window to side, sliding door.

Bed 1: 10'4" x 8'1"

UPVC window to front aspect with stunning views. Picture rail.

Bed 2: 6'10" x 7'0"

UPVC window to front aspect with stunning views, wall light points, folding door, picture rail.

Bed 3: 7'2" x 6'8"

UPVC window to side





OUTSIDE

A generous plot with approx 75ft of private river frontage and a small dock. The garden is laid to lawn with a raised sun deck. The perfect vantage point to sit and take in the breathtaking views.

BOATHOUSE

A sizeable detached wet shed with plenty of storage space and an interior mooring dock measuring approx 22'6" x 9'10". There is also a small utility room with plumbing for a washing machine.

ADDITIONAL INFO

Tenure: Leasehold

Term: Lease runs to 2085

Ground rent and Service charge: circa £1450 per annum

Services: Mains water and electricity. Holding tank. Drainage.

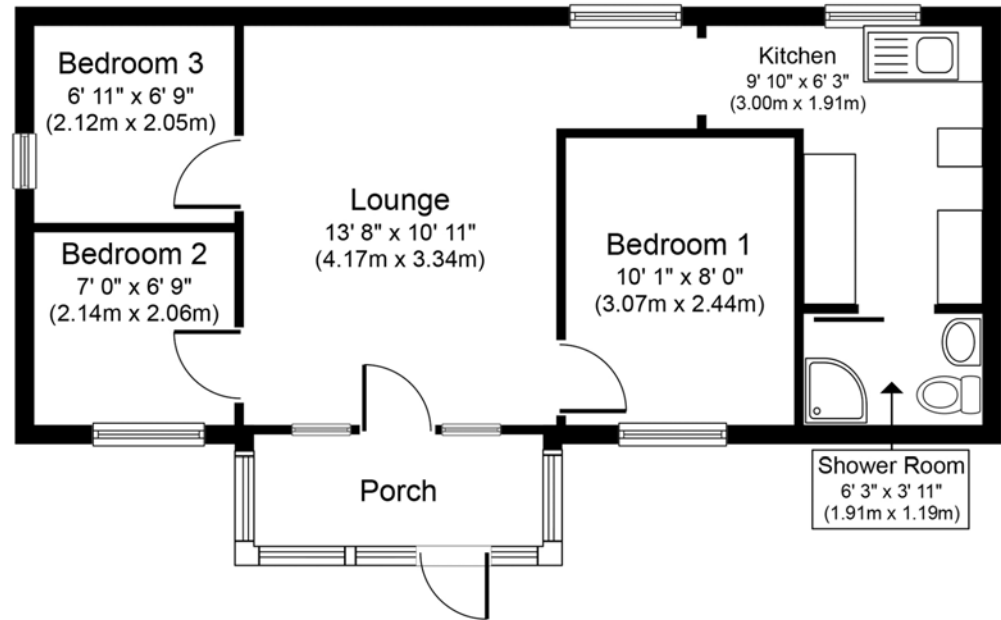
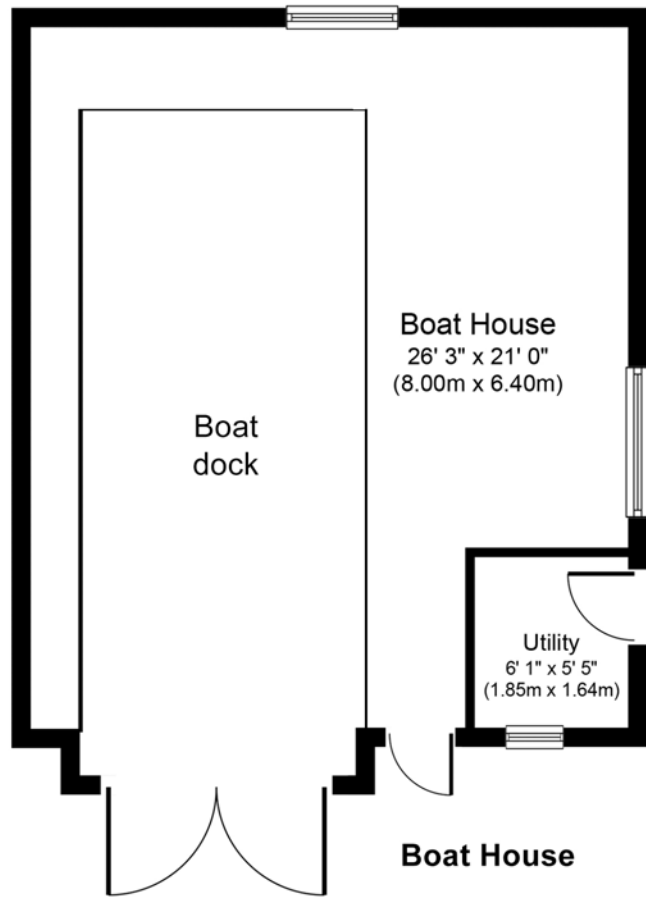
Access: Via footpath and river only. No access by car.

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.





Approximate Floor Area
509 sq. ft.
(47.3 sq. m.)



PLAN NOT TO SCALE
INCLUDED AS GUIDANCE ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		119
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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