



REPPS RIVERBANK, REPPS WITH BASTWICK  
£275,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS







# REPPS RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JY

- A large 3 bed detached riverside bungalow
- 85ft long river frontage with additional mooring dock measuring approx 23ft x 9ft
- Living room with wood burner
- 35ft long garden room with panoramic river views
- External UPVC cladding ensuring lower maintenance
- Substantial workshop/dry boatshed
- Fourth bungalow along from Potter Heigham Bridge
- Car parking space available by separate negotiation
- 4 piece bathroom

A spacious and much improved detached riverside bungalow with over 85ft of private river frontage, set on the banks of the River Thurne.

The generous accommodation consists of an entrance hall, dual aspect living room, a 35ft long garden room with stunning river views. Kitchen, three bedrooms and a four-piece bathroom. Features include full UPVC sealed unit double glazing, full external UPVC cladding, electric heaters and a substantial wood burner. Original style features including panelled doors, picture rails and a number of stained and leaded light windows.

Located only a short distance along from the bridge at Potter Heigham with a leasehold parking space available by separate negotiation.

## ACCOMMODATION

### Entrance Hall

Part glazed doors to front and back. Wall light points.



**Kitchen: 7'10 x 7'9"**

Range of wall and floor mounted units, sink unit and drainer. Plumbing for dishwasher, built in oven and hob, window to rear with views out over open countryside. Featured stained and leaded light serving hatch, partially tiled walls and fitted shelving.

**Living Room: 17'2" x 12'5"**

Generous dual aspect reception room with impressive views both front and back. Wood burner, electric heaters, dado rail, sliding patio doors to:

**Garden Room: 33'6" x 6'0"**

An impressive 35ft long room running the full width of the property and providing stunning panoramic river views. Glazed door out to the river.

**Bedroom 1: 11'1" x 10'0"**

Dual aspect with French doors into the garden room providing river views, dado rail, loft access, electric heater.

**Bedroom 2: 11'1" x 10'1"**

Dual aspect with French doors to garden room with river view. Dado rail, electric heater, panelled door.

**Bedroom 3: 10'0" x 7'10"**

Window to side and rear with views over open countryside. Dado rail, part glazed panelled door.







**Bathroom: 9'7" x 7'1"**

Panelled bath, corner shower enclosure, w/c, vanity wash basin with fitted cupboards. Two heated towel rails, windows to front and rear, downlighters, built in utility cupboard with plumbing for washing machine and tumble dryer.

**OUTSIDE**

The private quay headed river frontage extends to approximately 87ft with ample space to moor 2-3 boats. There is also an additional mooring dock.

There are two seating/dining areas, one at either end of the property. The first is paved and decked with well established flowering borders served by an automated watering system. The other is a raised sun deck with a fitted gazebo with retractable roof. Both offer stunning river views.

**Workshop/Dry Boathouse: 17'2" x 11'11"**

Currently used as an observatory with a retractable roof, this incredibly useful outbuilding could be the ultimate hobby room or home office or simply provide essential storage.



## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Lease runs to 2085

Ground rent £5 per annum

Service charge: £140 per annum

Services: Mains electricity and water

Holding tank drainage - £48 per empty.

Council Tax Band A: Current owner is paying £750 per annum.

Leasehold parking space available by separate negotiation - price £10,000.

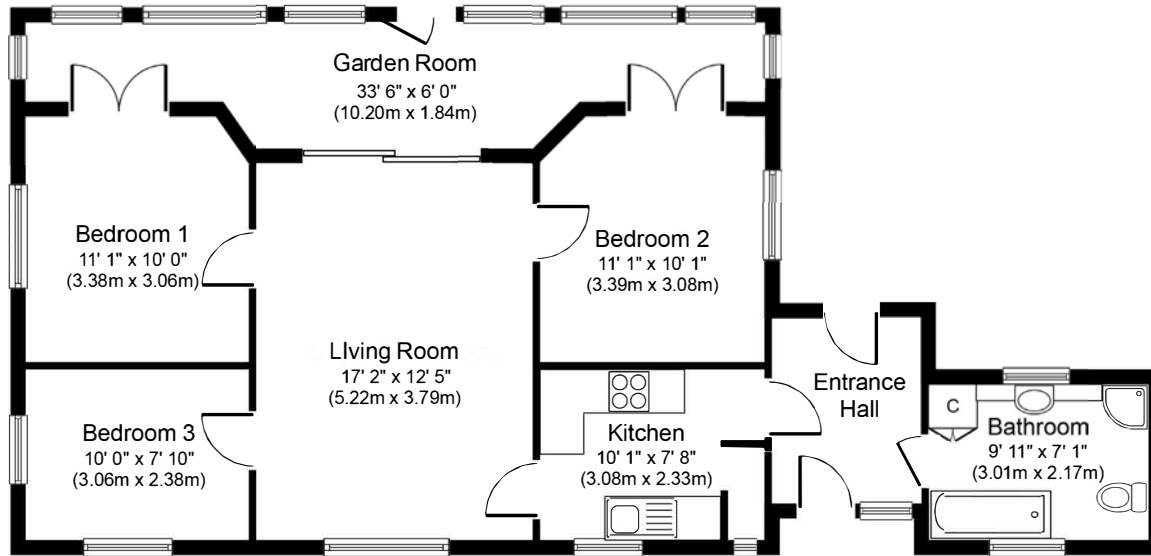


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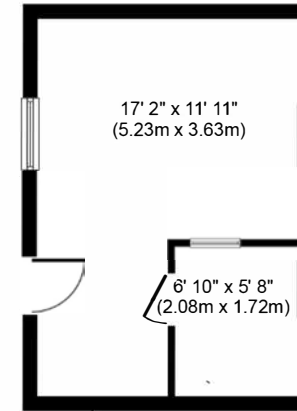
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Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





**Approximate Floor Area**  
**905 sq.ft.**  
**(84.1 sq.m.)**



**Outbuilding**  
**Approximate Floor Area**  
**204 sq.ft.**  
**(19.0 sq.m.)**

PLAN NOT TO SCALE  
 FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		103
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	42	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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