



PENINSULA COTTAGES, WROXHAM
£325,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- Fully updated and improved holiday cottage
- Walking distance of the centre of Wroxham
- Two parking spaces, right to moor
- Successful holiday let, available fully furnished
- Completely redecorated with new flooring throughout
- New kitchen and bathroom
- New programmable electric heaters
- Perfect lock up and leave second home
- Three double bedrooms

A beautifully presented and perfectly placed three bedroom holiday cottage set in a highly regarded marina development within walking distance of the centre of Wroxham.

Comprehensively renovated and improved by the current owners with updated kitchen and bathroom, new double glazing throughout, upgraded electric heaters and fully redecorated. Additional improvements have also been made to meet the new fire safety regulations. The spacious open plan living space opens out onto a large waterside deck area with views out over the water and on towards the River Bure.

The property has the use of two private parking spaces and has the right to moor a boat on site.

Currently run as a successful holiday let, available fully furnished by negotiation, but equally suitable as a low maintenance lock up and leave second home.

ACCOMMODATION

Entrance Hall

Part glazed UPVC front door, wooden flooring, wall mounted heater, built in storage cupboard.

Cloakroom

Low level w/c, hand basin, window to front aspect, wooden flooring.

Open Plan Living Area: 17'2" x 16'9"

Dual aspect with French doors leading out onto a spacious waterside deck. Wooden flooring, down lighters, two electric heaters. Under stair storage cupboard.

Open plan to:

Kitchen: 8'0" x 7'2"

Attractive dove grey shaker style kitchen finished with solid oak worktops with sink unit and drainer, built in oven, hob and extractor hood, plumbing for washing machine, metro tiled splash backs, window to front aspect with views over the water. Down lighters.

FIRST FLOOR

Landing

Loft access, window to side.

Bedroom 1: 10'5" x 10'0"

Box bay window to front aspect with views out towards the River Bure. Built in wardrobe, built in cupboard housing the hot water tank. Wall mounted electric heater.

Bedroom 2: 12'9" x 8'6"

French doors to rear with a Juliet balcony land views of the marina. Wall mounted electric heater.

Bedroom 3: 10'9" x 9'11"

Windows to rear. Wall mounted electric heater.

Bathroom

Modern white suite with panelled bath with fitted shower and screen, w/c, wash basin, heated towel rail, fitted mirror and lighting, extractor fan, window to front aspect.





OUTSIDE

To the front of the property is a private, raised and decked south facing seating area.

To the rear is a large decked seating area looking out over the water with a private gate giving access to a side on mooring measuring approximately 18'5" long.

There are two private parking spaces in the nearby car park.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Over 900 years.

Occupancy: Suitable for year round use but not as a permanent home.

Ground Rent and Service Charges: Information available on request.

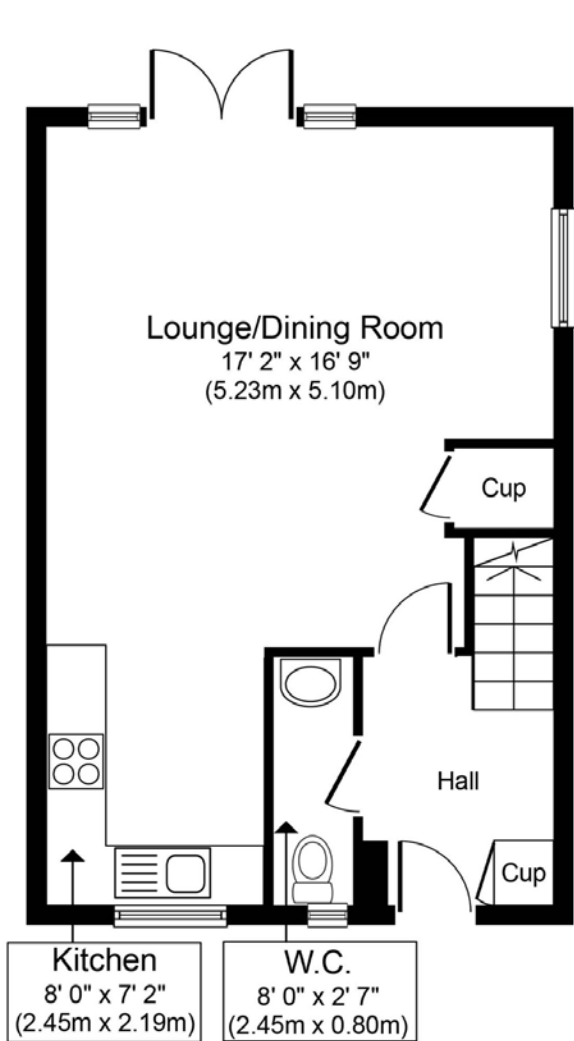
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

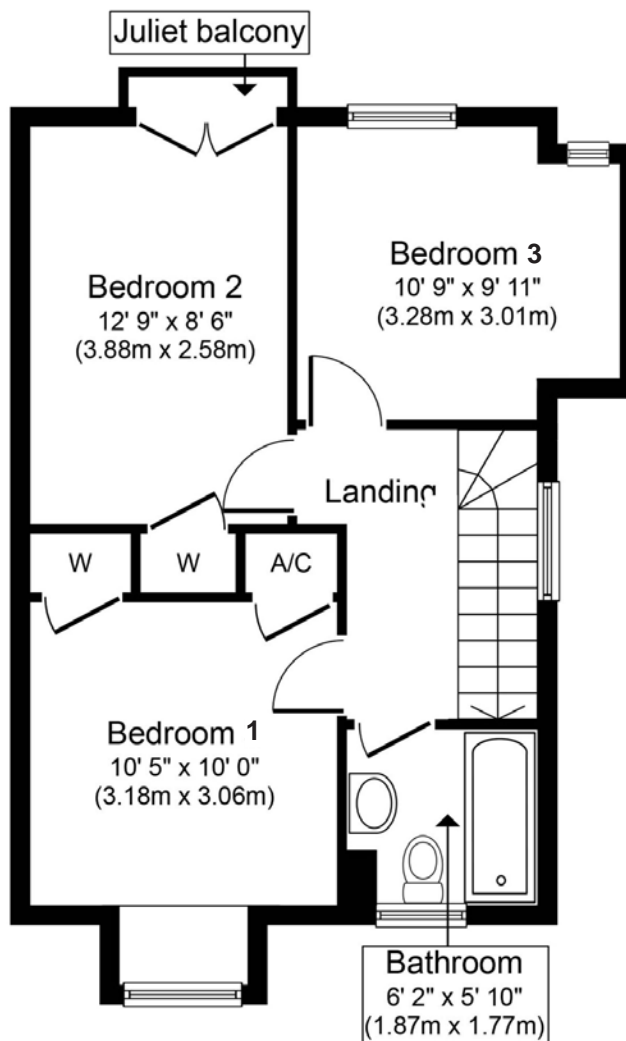
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Ground Floor
Approximate Floor Area



First Floor
Approximate Floor Area



PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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



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