



MARTHAM RIVERBANK, REPPS WITH BASTWICK
£235,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





MARTHAM RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- A stunning, fully renovated riverside bungalow
- Idyllic location with beautiful far reaching views front and back
- 80ft river frontage with dock, mooring for several boats
- New quay heading and decking
- Raised and renovated in 2023
- Fully redecorated inside and out
- Many new windows, new shower room, updated kitchen
- Quiet and private location

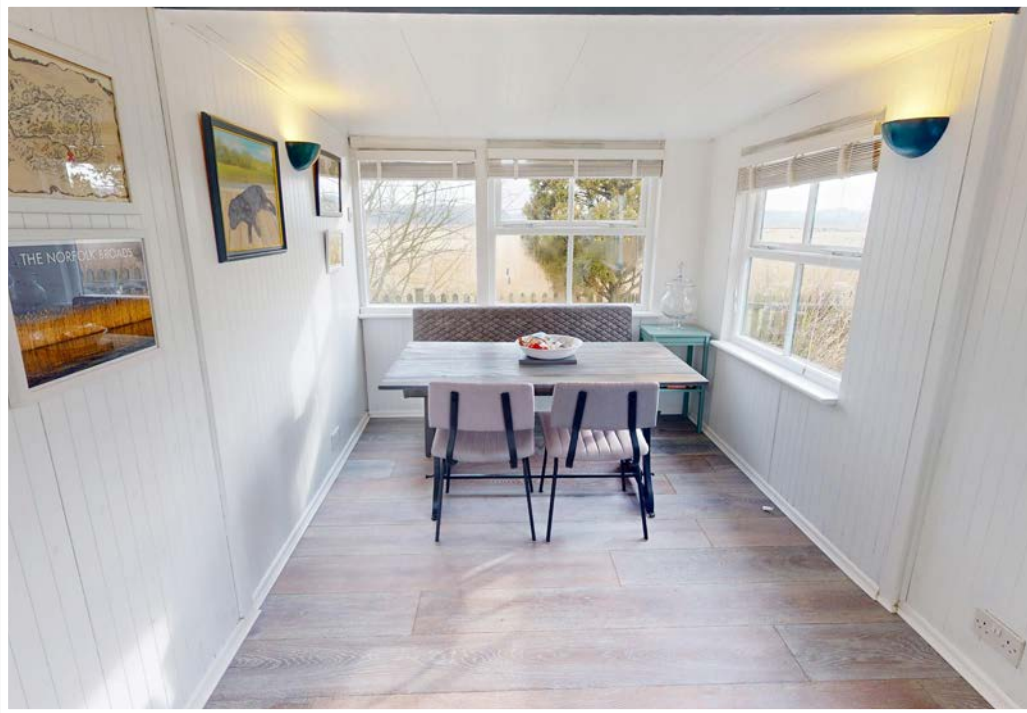
A truly impressive, fully renovated riverside bungalow set on a beautiful and private section of the River Thurne, hidden away in between Potter Heigham and Martham.

This idyllic riverside retreat offers a large private plot with river frontage extending to approximately 80ft which includes a mooring dock. All decking and quay heading was renewed in 2023.

The property itself was raised in 2023 ahead of a comprehensive programme of renovations which include a selection of new windows, a new shower room, updated kitchen and full redecoration inside and out.

The quirky layout consists of a triple aspect 22ft long living space with stunning views from every window, a river facing kitchen, two bedrooms and a generous shower room.

A big feature of this property is the impressive verandah with decorative woodwork and an established grapevine, the perfect vantage point from which to enjoy one of the most attractive sections of the River Thurne.



ACCOMMODATION

Living Room: 22'6" x 8'1" (10'8" max)

A spacious, light and airy living space, enjoying windows on three elevations providing far reaching views. French doors to the front lead out onto a large covered deck with uninterrupted views out over the River Thurne.

Kitchen: 8'10" x 5'9"

Dual aspect with impressive river views. Range of fitted units, sink unit and drainer.

Bedroom 1: 13'6" x 8'1"

Window to rear with views out over open marshland. Wall lights, built in double wardrobe. Door to:

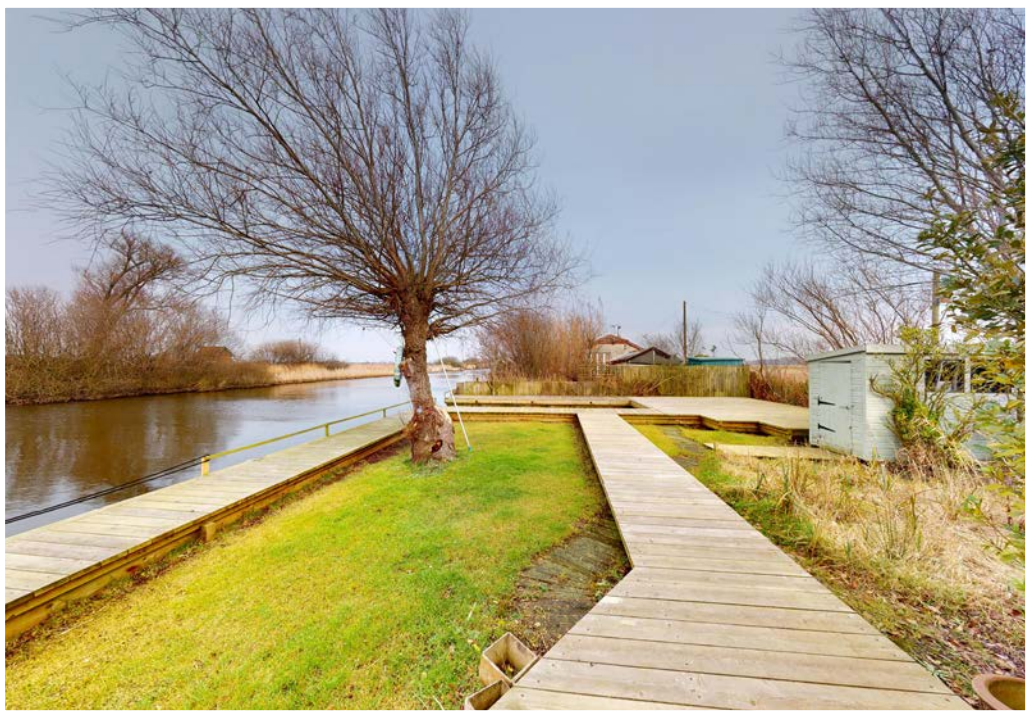
Shower Room: 9'9" x 6'5"

Shower enclosure, wash basin, w/c, heated towel rail, windows to side and rear. Door to rear. Storage cupboard. Door to:

Bedroom 2: 9'10" x 9'1"

Door to front aspect leading out onto the verandah. Dual aspect, wall lights, range of built in wardrobes.





OUTSIDE

The property occupies a breathtaking position on the banks of the River Thurne, providing beautiful uninterrupted views and a high degree of privacy.

The 80ft river frontage along with the mooring dock provides private mooring for multiple craft.

All of the quay heading, decking and board walks were replaced in 2023.

Equidistant from Martham and Potter Heigham, with the current owners paying for a private parking space at Martham Boats, paying circa £220 per annum. An impressive riverside bungalow offering character, privacy, peace and quiet.

ADDITIONAL INFORMATION

Tenure: Leasehold (B Lease)

Ground Rent and Service Charge: TBC

Services: Mains water and electricity. Holding tank drainage.

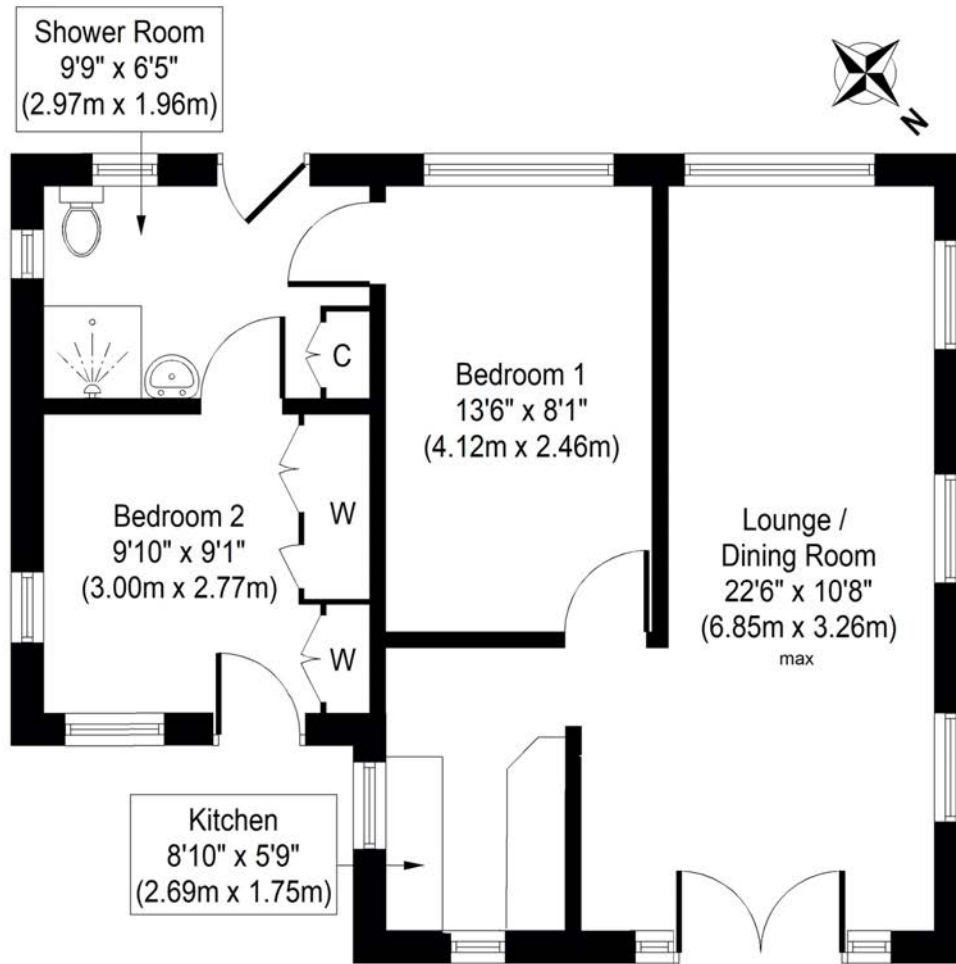
This property is accessible via river and footpath only.

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
537 Sq. ft.
(49.9 Sq. m.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com