



THE RIVERBANK, LUDHAM
£340,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERBANK, HORSEFEN ROAD, LUDHAM, NORFOLK NR29 5QG

- Impressive off grid riverside property
- Rebuilt and upgraded in 2009
- Breathtaking panoramic views, no neighbouring properties
- 3 double bedrooms, bathroom and shower room
- 90ft river frontage, private moorings
- Tranquil setting
- No onward chain

Offering breathtaking panoramic views from every elevation and boasting a stunning off grid location with no neighbouring properties, this unique, almost self-sufficient riverside property will suit those who are looking for privacy and tranquility while still providing easy access to a wealth of nearby amenities and direct access to the entire Norfolk Broads network.

Occupying a beautiful position on the banks of the River Thurne as it meets Womack Water, this striking waterside home was the subject of a comprehensive renovation programme in 2009, rebuilt and upgraded to a high standard with generous accommodation that consists of a large open plan dual aspect living space with bi-folding doors leading out to a river facing deck, master bedroom with en-suite shower room, two further double bedrooms, a four-piece family bathroom, boiler room and a walk-in larder.

Features include private river frontage extending to approximately 90ft, the use of two mooring docks, sealed unit double glazing, LPG central heating by radiators, solar panels and an LPG generator. There is also a dayboat available by separate negotiation.

An iconic Broads property in a superb unspoilt location. Early viewing is recommended.

ACCOMMODATION

Spacious Open Plan Living Room: 18'4" x 17'2"

Generous, dual aspect living space with bi-fold doors leading out onto a sun deck with impressive river views. 2 double radiators, laminate wooden floor, TV point, 2 large walk in storage cupboards; one houses the central heating boiler.



Kitchen Area

Range of floor mounted units with sink unit and drainer, LPG cooker point, tiled splashbacks, extractor fan, window to rear with far reaching views.

Master Bedroom: 9'7" x 9'7"

Dual aspect with river views from both windows, radiator, panelled door.

En-Suite Shower Room:

Low level w/c, wash basin, tiled shower enclosure, shaver point, extractor fan, panelled door, window to side.

Bedroom 2: 10'0" x 9'4"

Window to side with river views, radiator, panelled door, loft access with fitted loft ladder.

Bedroom 3: 9'8" x 9'5"

Dual aspect with river views. Radiator, panelled door.

Bathroom

Low level w/c, wash basin, panelled bath, tiled shower enclosure, radiator, extractor fan, window to side, panelled door.





OUTSIDE

The generous south facing plot offers approximately 100ft of quay headed river frontage with 2 private mooring docks. There is a spacious sun deck boasting panoramic river views, lawned gardens extend to the front and to both sides with established flower and shrub borders to the rear. Outside lighting and power.

There are 3 timber sheds, one houses the LPG generator.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Expires 2085

Ground Rent: £5.00 per annum

Service Charge: £140.00 in 2023

Holding Tank: £48 per empty

Services: Mains water

Electricity - solar panels/batteries/LPG generator

Drainage - private holding tank

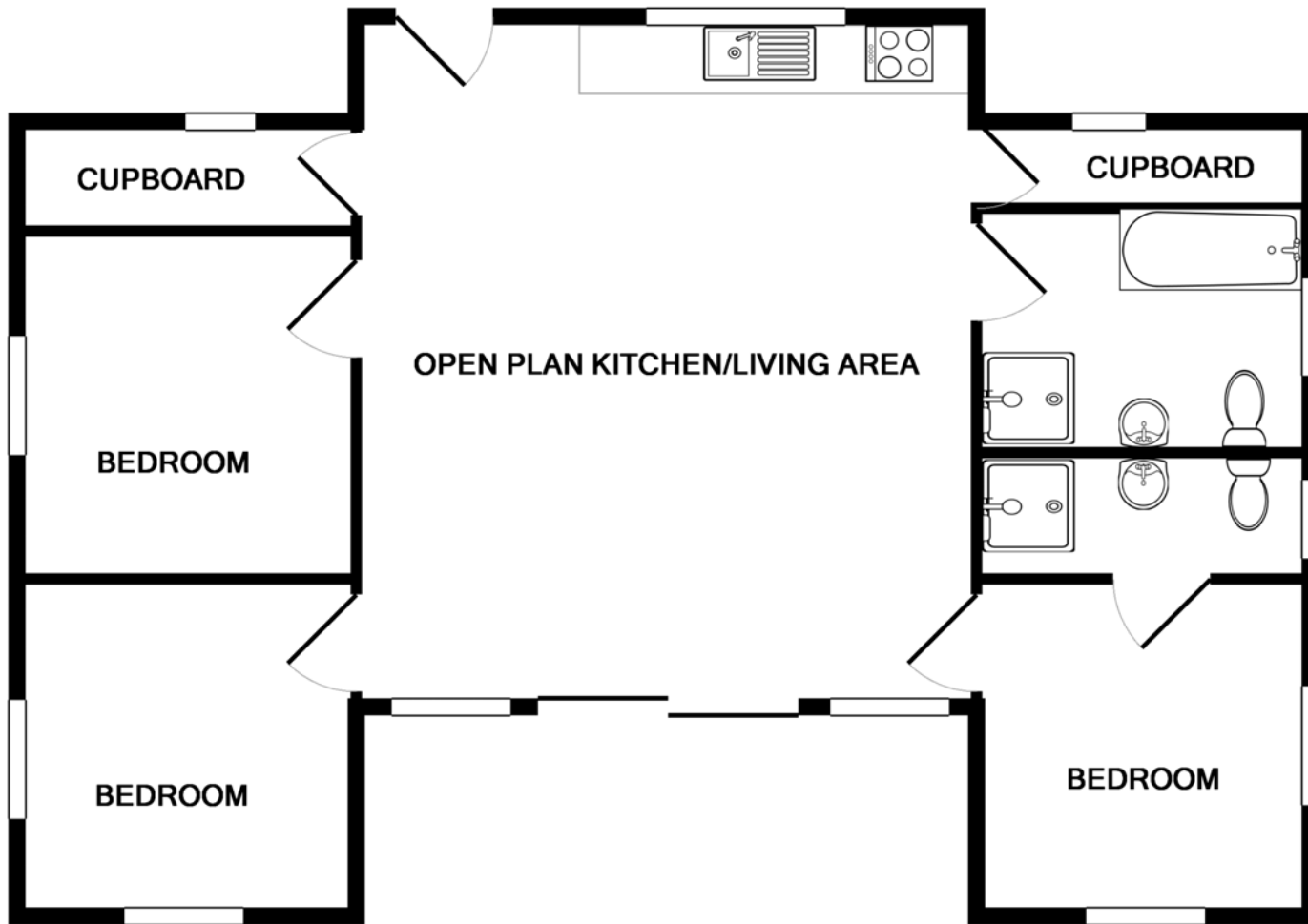
Access by footpath and river only.

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.





TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC





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