



RIVERSIDE ESTATE, BRUNDALL
£335,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





RIVERSIDE ESTATE, BRUNDALL, NORFOLK NR13 5PU

- Detached two bedroom riverside bungalow with private mooring and stunning panoramic views
- Quay headed river frontage extending to approximately 36ft
- Lifted and now set upon steel and concrete piles
- Total plot length 170ft with ample off road parking
- Generous open plan living room/dining room/kitchen with raised deck looking out over the River Yare
- No onward chain

A well-maintained two bedroom detached riverside bungalow set on the River Yare with private river frontage extending to approximately 36ft and stunning panoramic views.

Built circa 1980, subsequently lifted, and now sat on steel and concrete piles, this well-placed waterside property provides a generous open plan living space that incorporates the kitchen with large sliding patio doors leading out onto a raised deck, the perfect vantage point from which to enjoy the stunning river views. Two double bedrooms are complemented by a three-piece bathroom.

Features include a wood burning stove, bamboo flooring, private mooring and plot that extends to approximately 170ft with ample private parking.

The perfect holiday home or holiday let. Riverside properties in this area are incredibly sought after and are rarely available of late.

Early viewing recommended.

ACCOMMODATION

Steps up to

Entrance Hall

Double built-in cloaks cupboard.



Open Plan Living Room: 20'0" x 15'1"

Impressive triple aspect living space, dominated by large sliding patio doors leading straight out onto a generous raised deck offering an elevated position looking out over the river.

Wood burner stove, bamboo flooring, coved ceiling, night storage heater.
Open plan to

Kitchen: 10'5" x 9'4"

Full range of wall and floor mounted storage units with sink unit and drainer, built-in double oven, hob and plumbing for dishwasher. Coved ceiling, partially tiled walls, window to side.

Inner Hallway

Loft access, built-in airing cupboard.

Bathroom

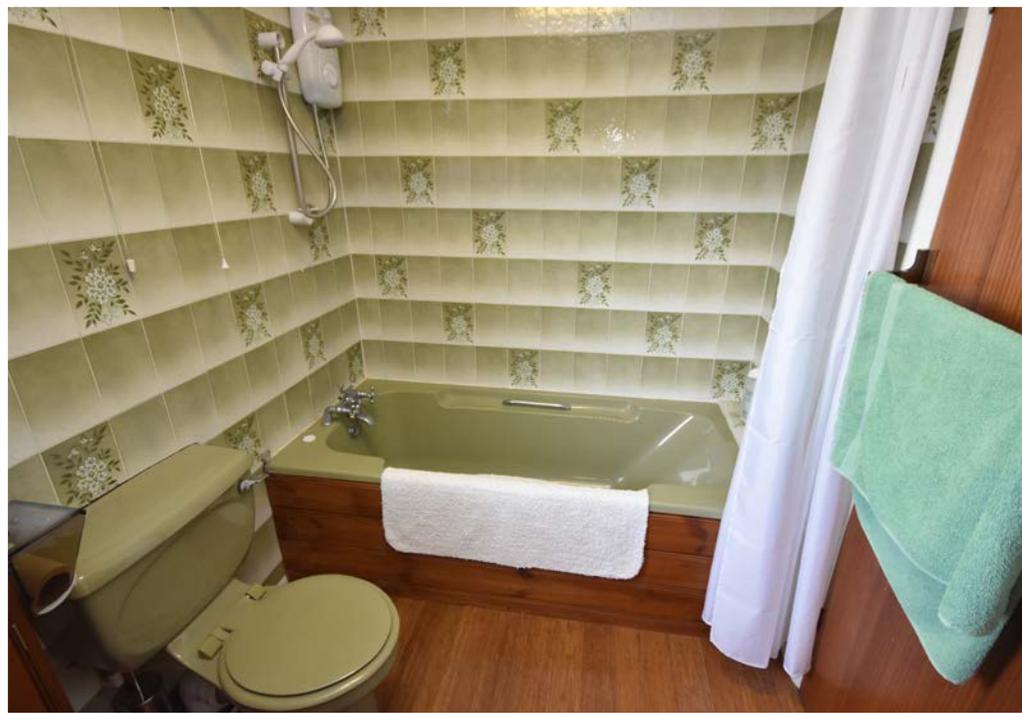
Low level w/c, washbasin, panelled bath with electric shower. Wall-mounted fan heater, radiator, extractor fan, window to side, coved ceiling. Bamboo flooring.

Bedroom 1: 13'0" x 9'6"

Dual aspect with windows to side and rear. Bamboo flooring, night storage heater, pelmet lighting, coved ceiling.

Bedroom 2: 10'3" x 9'8"

Dual aspect, night storage heater, coved ceiling, bamboo flooring, pelmet lighting.



OUTSIDE

The property is approached via double gates that lead to a gravelled parking area big enough for several cars. The rear garden is laid to lawn, enclosed by mature hedging with a timber garden shed.

The front garden is dominated by stunning panoramic views over the River Yare with private quay headed river frontage extending to approximately 36ft. The garden is set to lawn with steps leading up to a raised sun deck, the perfect spot from which to enjoy the impressive riverside position.

ADDITIONAL INFORMATION

Tenure: Freehold

Occupancy: Suitable for year-round use but not as a sole or main home.

Services: Mains water and electricity, private drainage.

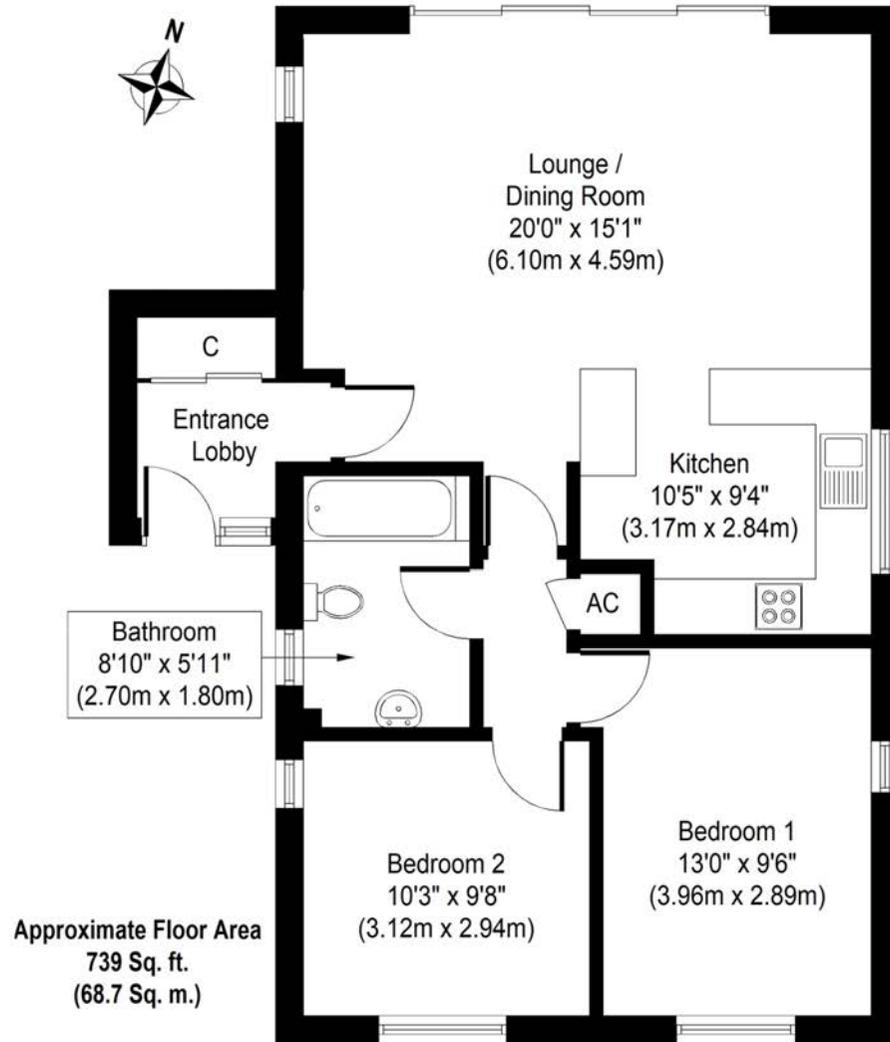
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	86	
(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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