



YARMOUTH ROAD, THORPE ST ANDREW  
£205,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







# YARMOUTH ROAD, THORPE ST ANDREW, NORFOLK NR7 0EW

- A riverside holiday cabin on the outskirts of Norwich
- Impressive panoramic river views
- Private 49ft long mooring
- Securely fenced and gated
- Living space, kitchenette and shower room
- 1½ miles from Norwich railway station

An incredibly rare opportunity to acquire a timber holiday cabin with a generous mooring and breathtaking views, set on the banks of the River Yare, within easy reach of Norwich city centre and walking distance from Norwich railway station.

Built in 2016, the cabin has mains power, water and drainage with kitchenette and a shower room. Other features include underfloor heating and sealed unit double glazing.

The plot offers approximately 49ft of quay headed river frontage, suitable for mooring. It is securely fenced and gated with an ample decked seating area providing the perfect vantage point to enjoy the ever-changing river view.

Ideally placed on the outskirts of Norwich with easy access to the entire Norfolk Broads network, the perfect riverside retreat.

## ACCOMMODATION

Detached holiday cabin, overall measuring 18'9" x 12'10".

### Main Room

Triple aspect living room with underfloor heating and sealed unit double glazed French doors leading out onto the decking and picture windows with fitted blinds providing stunning river views. A kitchenette provides storage units, sink and space for a fridge, and there is also a built in storage cupboard and plumbing for a washing machine.







## Shower Room

Low level w/c, hand basin, shower enclosure with electric shower, water heater and extractor fan.

## OUTSIDE

The plot measures approximately 49ft x 27ft with quay heading and decking enclosed by fencing, with double gates.

## LOCATION

Set within approximately 2½ miles of Norwich city centre and approximately 1½ miles from Norwich railway station. Ideally located for access in and out of Norwich via the A47 and the Southern Bypass. The plot itself is close to the highly regarded River Green area of Thorpe St Andrew, with an excellent selection of nearby amenities including three riverside pubs, café, petrol station and supermarket.

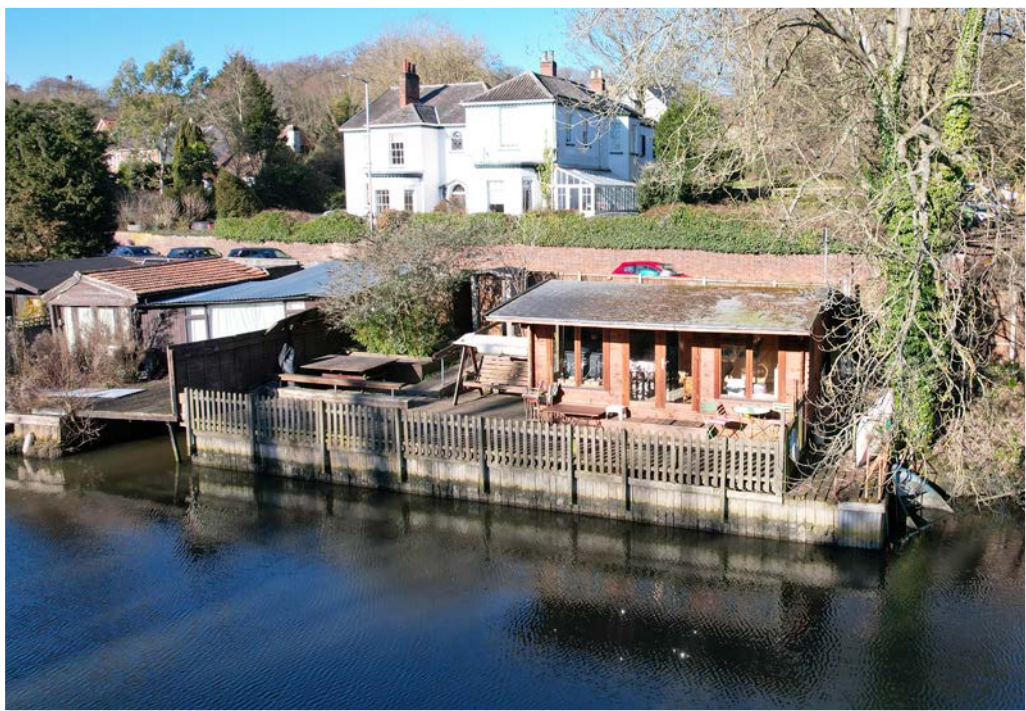
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.















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

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)