



NORTH EAST RIVERBANK, POTTER HEIGHAM  
£325,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS













## NORTH EAST RIVERBANK, POTTER HEIGHAM, NORFOLK NR29 5NE

- A much improved 3 bed riverside bungalow with uninterrupted views and a dry boatshed
- Well established holiday let, available with contents by separate negotiation
- 29ft open plan living space with impressive views
- 60ft river frontage with slipway
- South facing

A spacious and much improved riverside bungalow enjoying impressive uninterrupted views and a southerly aspect with over 60ft of private frontage directly onto the River Thurne with slipway and a dry boatshed.

The accommodation comprises a generous dual aspect 29ft long living room with large picture windows and sliding doors out onto the riverside sun deck, and the kitchen area provides a full range of units and impressive views. The three bedrooms are currently arranged as two doubles and a room with bunk beds all served by an updated shower room.

The riverside garden is laid to lawn with a south facing patio/deck enclosed by low dog/child friendly fencing, slipway and a substantial dry boatshed, currently offering significant storage but with the potential to be returned to a functioning wet boathouse or adapted to provide additional accommodation - subject to the necessary planning permission.

Over the last couple of years the flooring and carpets have been replaced and the heaters have been updated and the exterior has been painted.

Currently run as a successful holiday let with full contents available by separate negotiation.

### ACCOMMODATION

#### **Open Plan Living Space: 21'2" x 11'5" + 8'6" x 8'0"**

Dual aspect with picture windows and large fully glazed sliding doors leading out onto the south facing patio/deck. Panelled ceiling and two programmable electric heaters.

The kitchen offers a full range of fitted units with sink unit and drainer, built in oven, hob and extractor hood, tiled splash backs and impressive river views.





**Bedroom 1: 10'9" x 7'2"**

Window to river with views out over open countryside.

**Bedroom 2: 7'10" x 7'2"**

Window to side.

**Bedroom 3: 7'2" x 6'10"**

Window to rear.

**Shower Room**

Low level w/c, wash basin, shower enclosure, shaver point, heated towel rail, programmable electric heater, window to side.

**OUTSIDE**

Footpath leads to gated access.

Lawned river facing garden with slipway and south facing deck/patio, enclosed by dog/child friendly fencing, the perfect spot to sit and enjoy the uninterrupted far reaching views.





## DRY BOATSHED

24'0" x 15'1" + 14'4" x 5'8"

Currently offering extensive storage with an additional internal store room and a separate w/c. Huge potential to be returned to a functioning wet boatshed.

## ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Current lease runs until 2085

Ground Rent: £5

Access is via footpah or river only.

No car access.

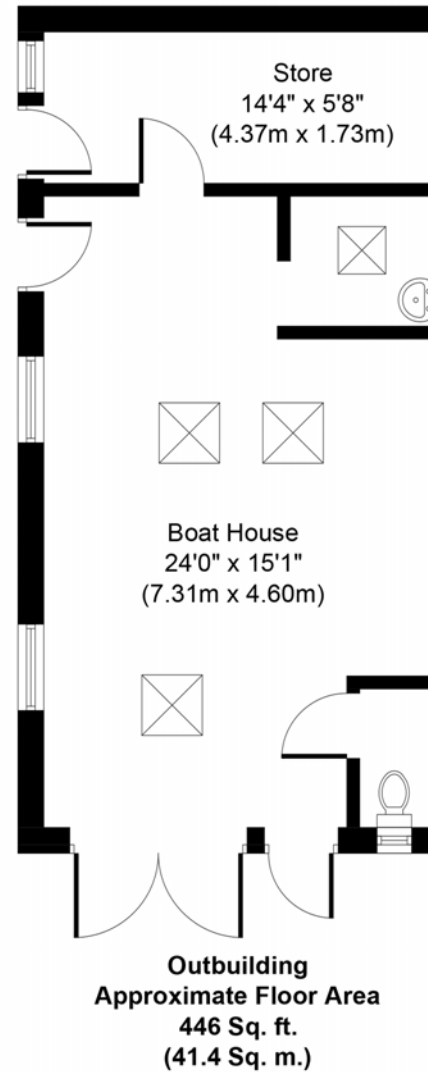
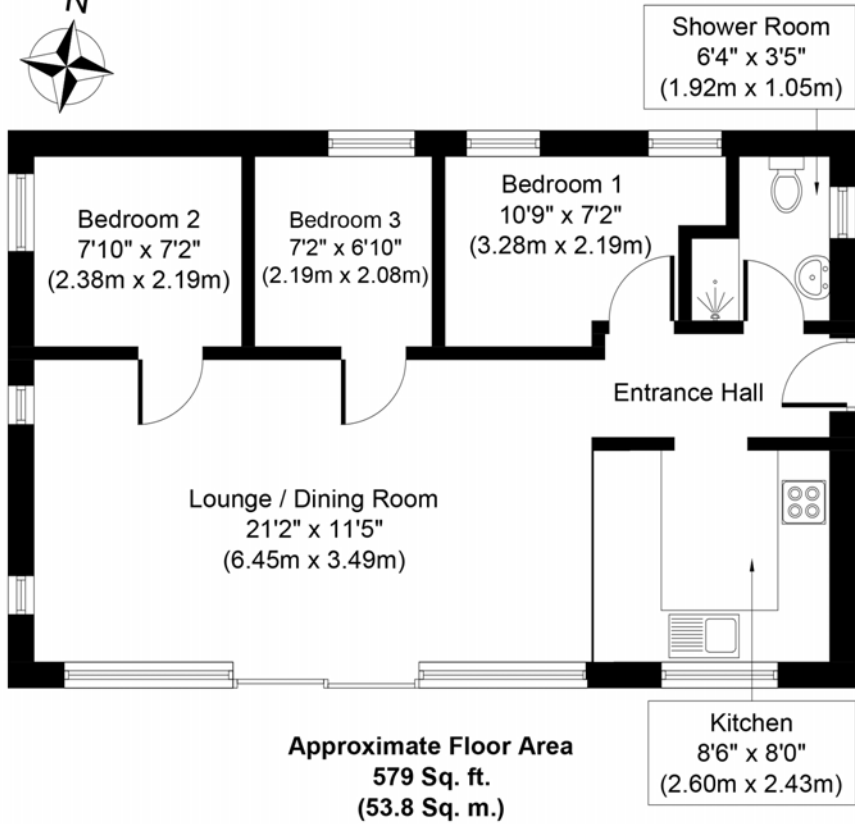


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.





PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

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





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