



YARE VIEW HOLIDAY COTTAGES, BRUNDALL
£295,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







YARE VIEW HOLIDAY COTTAGES, BRUNDALL GARDENS MARINA, NORFOLK NR13 5RG

- Stylish and contemporary holiday cottage
- Peaceful and private marina setting with picturesque river views
- High performing, well established holiday let
- 2 double bedrooms plus 1 twin bedroom
- Fully managed, fully serviced and fully furnished
- Sought after Norfolk Broads location
- Private courtyard garden with sunken hot tub
- Secure parking
- Mooring options available by negotiation

A stylish, high quality holiday cottage in a peaceful and picturesque marina setting with stunning far reaching views out over the River Yare, offered for sale as a highly successful fully managed, fully serviced and fully furnished holiday let, promising an excellent net return.

This beautifully presented property is one of an exclusive development of five riverside cottages, maintained to an exceptional standard ensuring that many impressed holiday makers return time after time.

The contemporary styled accommodation consists of a light spacious open plan living space with picture windows looking out over the marina, and a fully fitted kitchen offering a comprehensive range of appliances.

There is a generous double bedroom on the ground floor with two more double bedrooms on the first floor, all served by a bathroom and complemented by a small balcony that offers the perfect vantage point to enjoy the outstanding river views.

To the rear of the property is a private courtyard with a sunken hot tub and private and secure off road parking.

Brundall Gardens Marina is set on the River Yare and is part of the Norfolk Broads National Park. Whilst offering access to the entire Broads river network, Brundall Gardens also benefits from excellent transport links including a railway station within walking distance giving easy access to the centre of Norwich (10 minutes away) - with a wonderful selection of shopping and night life, which in turn is a hub giving access to a range of destinations including the North Norfolk coast and London Liverpool Street.

ACCOMMODATION

Open Plan Living Space

Spacious L-shaped living room with full length picture windows looking out over the marina, LVT flooring, contemporary electric radiators and an understair storage cupboard.

The well fitted kitchen offers a range of appliances including built in oven, hob and extractor, washing machine, dishwasher and fridge.

Bedroom 1

Generous double bedroom with window to rear and electric radiator.

Bathroom

Contemporary suite with panelled bath with fitted shower and screen, pedestal wash basin and low level w/c, fully tiled walls, heated towel rail, shaver point, extractor fan.

FIRST FLOOR

Landing

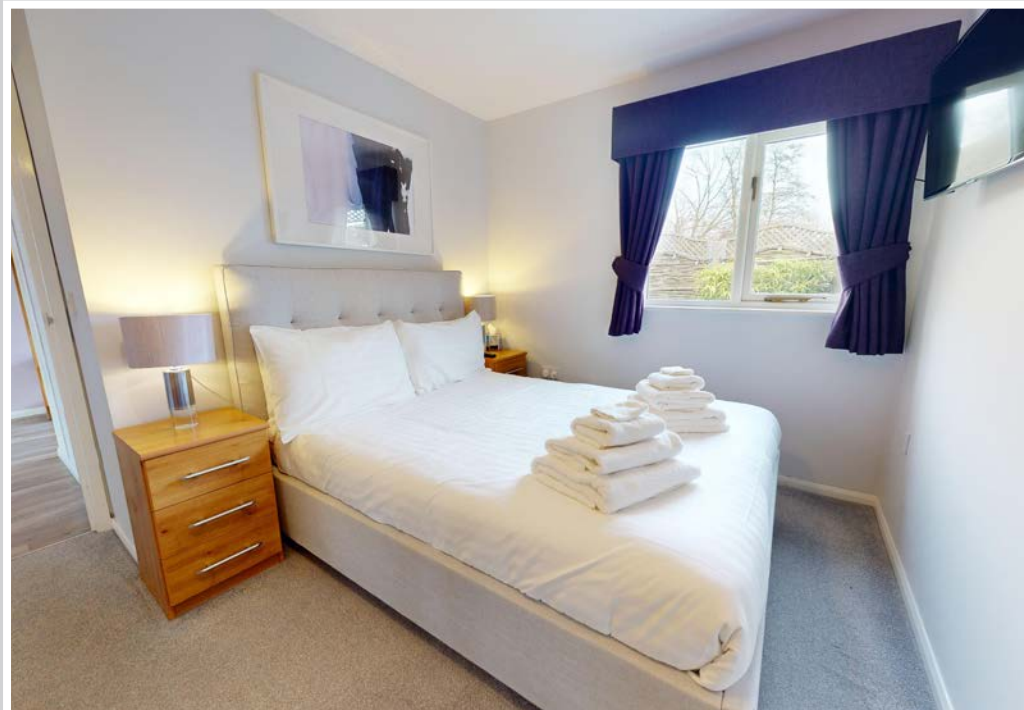
Glazed door leading out onto a small balcony which looks out over the marina and the River Yare beyond.

Bedroom 2

Double room, electric radiator, window to front aspect.

Bedroom 3

Twin room with electric radiator and window to front aspect.





OUTSIDE

Gated access leads to a private and secure car park from here a ramp leads up to the cottages with raised decking to the front providing a seating area with open views.

To the rear of the cottage is a private courtyard, perfect for sunbathing and barbecuing with a sunken hot tub.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: 125 years

Ground Rent and Service Charge: Information available on request

Fully managed and serviced. Costs available on request

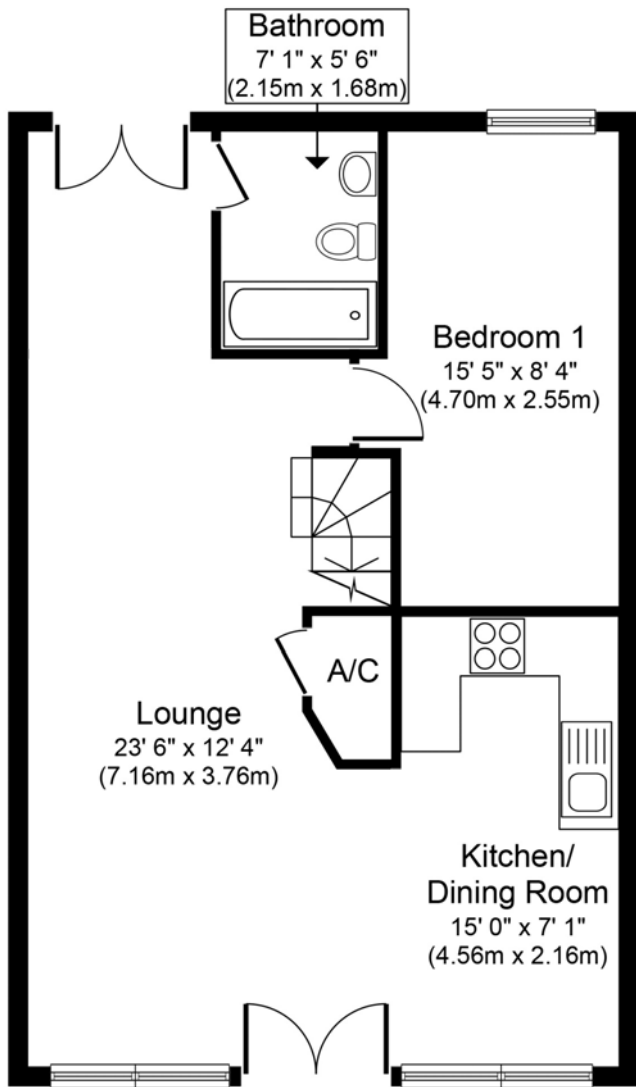
Occupancy: Holiday use only, not suitable as a permanent residence.



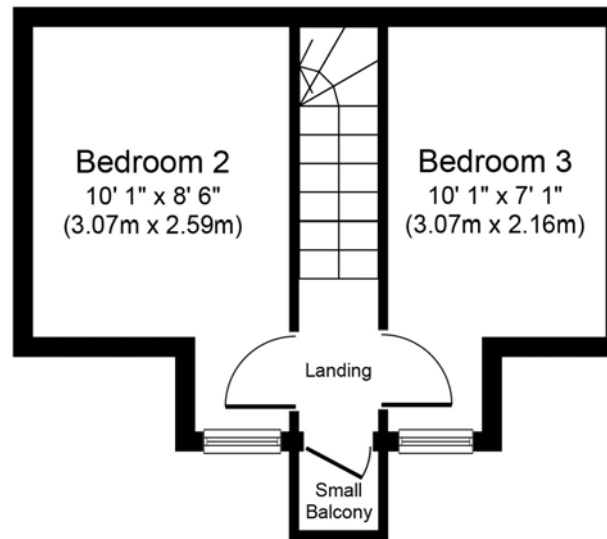
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.



Ground Floor
 Approximate Floor Area
 607 sq. ft.
 (56.4 sq. m.)



First Floor
 Approximate Floor Area
 225 sq. ft.
 (20.9 sq. m.)

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY



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

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