



PENINSULA COTTAGES, WROXHAM
£375,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





Angara

PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM, NORFOLK NR12 8TH

- Well presented waterside holiday property
- End property in a row of 3
- 39ft freehold mooring
- Off road parking for 3 cars
- Successful holiday let
- South facing
- Walking distance to the centre of Wroxham

A beautifully presented and much improved south facing holiday cottage offering a private freehold 39ft long mooring, off road parking for three cars and views out over the water and out towards the River Bure.

Perfect as a lock up and leave second home while also running concurrently as a successful, well established holiday let, this modern and well proportioned property is ideally placed within walking distance of the centre of Wroxham, benefitting from the full range of amenities on offer, including a railway station giving access to Norwich within 20 minutes and Cromer within 30 minutes.

Subject to a programme of improvements over recent years, the cottage offers full UPVC sealed unit double glazing, upgraded electric heaters, updated kitchen and bathroom and replacement decking.

Located in a well placed, well regarded marina development at the very heart of the Broads with access to the entire river network, the perfect Broads getaway!

Available with no onward chain with full contents available by separate negotiation.

ACCOMMODATION

Entrance Hall

Part glazed front door, staircase to first floor, wall mounted heater, built in cloaks cupboard.

Cloakroom

Low level w/c, wash basin, window to front aspect, wall mounted heater, panelled door.



Living Room: 17'3" (13'5" min) x 16'10"

French doors to rear leading out onto the south facing decking with views out over the moorings. TV point, dimmer light controls, wall mounted heater, under stair storage cupboard.

Open plan to:

Kitchen: 8'2" x 7'2"

Full range of wall and floor mounted units with sink unit and drainer, built in oven and hob, plumbing for washing machine and dishwasher, tiled splash backs, window to front aspect with marina views.

FIRST FLOOR

Landing

Loft access, window to side.

Bedroom 1: 13'1" x 8'5"

South facing French doors opening to a Juliet balcony looking out over the water. Wall mounted heater, panelled door, built in wardrobe.

Bedroom 2: 10'9" x 9'11"

Dual aspect with windows to front and rear with views out over the water, wall mounted heater and panelled door.

Bedroom 3: 10'6" x 9'11"

Box bay window to front aspect with marina views, wall mounted heater, built in cupboard housing hot water tank, built in wardrobe, wall mounted heater, panelled door.





Bathroom

Updated white suite comprising low level w/c, wash basin, panelled bath with fitted shower and screen, wall mounted heater, extractor fan and shaver point, window to front aspect, panelled door.

OUTSIDE

Private off road parking for two cars is provided by a gravelled area in front of the cottage.

To the rear is a south facing decked seating area enclosed by low fencing for the benefit of children and dogs.

Directly outside the property is a private freehold stern on mooring measuring approximately 39ft x 11ft which leads out via the marina, onto the River Bure.

The property also benefits from the ability to park an additional car in the main car park, which is accessed via a security barrier.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Over 900 years

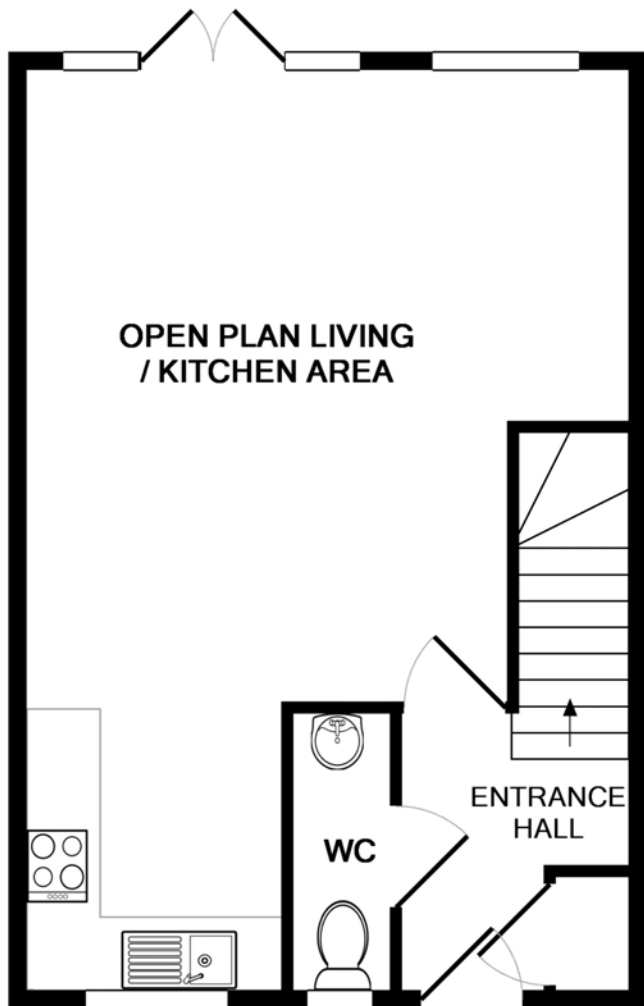
Ground rent and service charge: information available on request.

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.

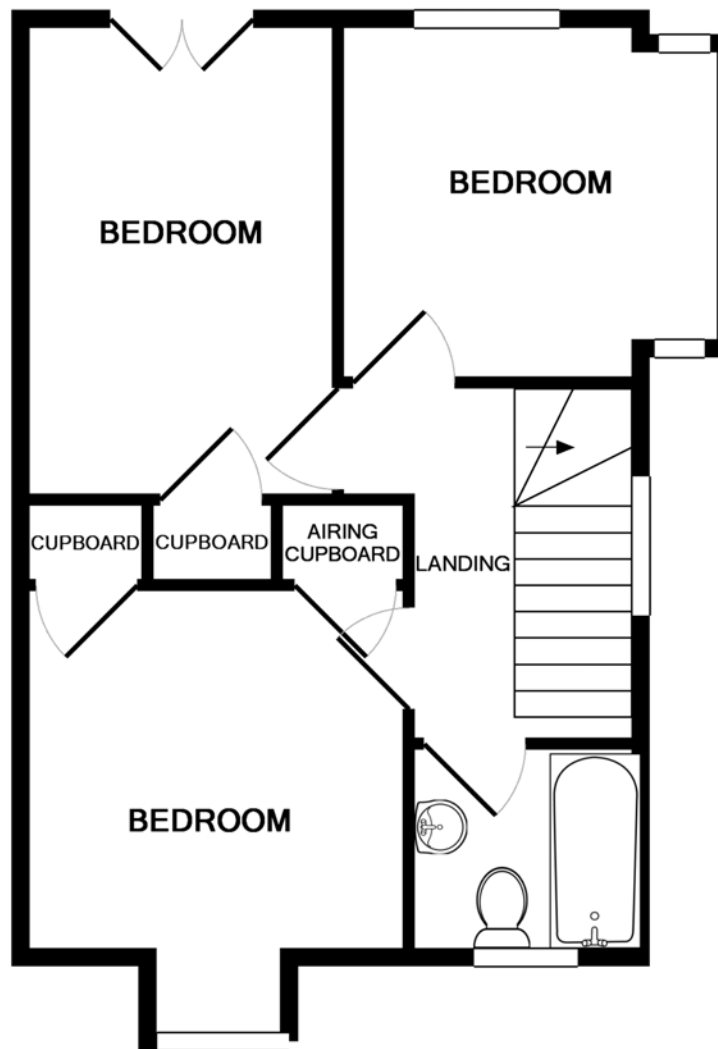
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.





GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 SQ.M.)

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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



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