



RIVERSIDE, MARTHAM
£325,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS







RIVERSIDE, MARTHAM, NORFOLK NR29 4RG

- Spacious two storey riverside bungalow
- Stunning location with breathtaking panoramic views out over the River Thurne and open marshes
- 3 bedrooms and 3 reception rooms
- 80ft of river frontage with a 46ft long dock and slipway
- Sought after location within 150 metres of a private car park

A large two storey riverside bungalow occupying a stunning, highly sought after location, on the Martham section of the River Thurne with breathtaking panoramic views out over uninterrupted open marshland, and the river as it turns into Candle Dyke.

Thought to date back to the 1920s/1930s, and operated as a sailing school during the 1960s. Maintained to a high standard while retaining its original character and charm with spacious and flexible accommodation.

The sitting room, dining room and kitchen all offer spectacular views out over the river and the countryside beyond, and the ground floor accommodation continues with a second sitting room, study/bedroom 3, bathroom and a sizeable, dual aspect bedroom 2.

The first floor landing provides useful hanging space and access to eaves storage as well particularly impressive views out over the River Thurne as it heads up to Candle Dyke and Martham Broad nature reserve. This in turn leads to a light and airy master bedroom.

Other features include private river frontage extending to approximately 80ft including a 46ft mooring dock with slipway, a workshop with power and light and easy access to parking being only 150 metres from the privately owned car park at Martham Boats with an annual permit available for circa £300.

Most furniture and white goods are included in the sale of the property.

ACCOMMODATION

Kitchen

Dual aspect with windows to front and side with far reaching river views and door to side.

Range of storage units with double sink unit and drainer. Electric cooker point and extractor hood, dryer.

Down lighters, under stair storage, narrow staircase to first floor.



Sitting Room:

Dual aspect, large picture window to front aspect with stunning river views. Window to side and part glazed door to front aspect. Wood panelled walls and ceiling.

Dining Room:

Large picture window looking out over the river and open marshes. Wood panelled ceiling and walls.

Second Sitting Room:

Window to rear, wood panelled ceiling and walls.

Bedroom 3/Study:

Window to rear, wood panelled ceiling and walls.

Bathroom:

Panelled bath and electric shower. W/c, vanity wash basin with storage cupboards under. Plumbing for washing machine, window to side. Extractor fan, heated towel rail, wall mounted fan heater.

Bedroom 2:

Dual aspect large ground floor bedroom with fitted storage cupboards. Wood panelled walls.

FIRST FLOOR

Landing

Useful hanging space, access to eaves storage. Window to side with impressive views.





Master Bedroom

Window to side, two Velux windows to front aspect, access to eaves storage. Wall lights.

OUTSIDE

Private quay headed river frontage extending to approximately 80ft including a large mooring dock measuring 46ft x 12'6" with slipway.

Decking and lawn garden running alongside the river.

Paved area to the rear with timber shed and wooden workshop with power.

Enclosed by panel fencing with gated access to rear with picturesque views over open fields.

The pathway leads to a private car park approximately 150 metres away with the current owners paying £280 for an annual permit.

ADDITIONAL INFORMATION

Tenure: Leasehold

Term: Runs to 2085

Ground Rent and Service Charge: Currently circa £150 per annum

Mains Electricity and Water: Holding tank drainage - £48 per empty.

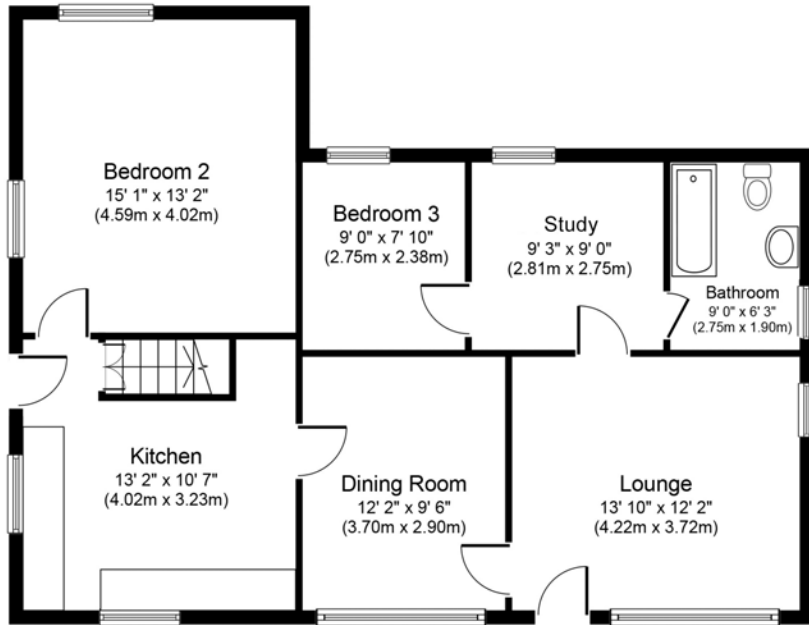
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

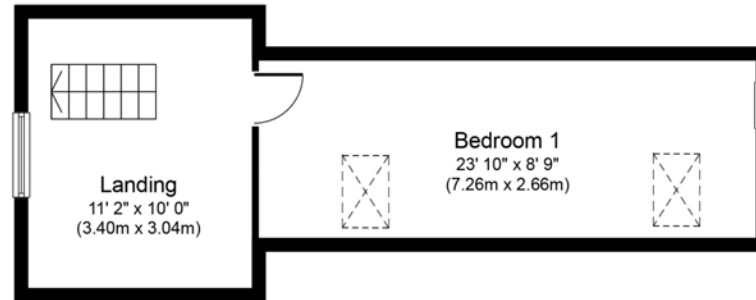
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







Ground Floor
 Approximate Floor Area
 896 sq. ft.
 (83.2 sq. m.)



First Floor
 Approximate Floor Area
 346 sq. ft.
 (32.2 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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