



PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM  
GUIDE PRICE £400,000 - £425,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













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

- A spacious 3 storey end town house
- Sought after marina location within walking distance of the centre of Wroxham and just off the River Bure
- Generous waterside garden with 2 private moorings, 45ft long and 30ft long respectively
- 3 double bedrooms
- Bathroom and en-suite shower room
- 2 private car parking spaces
- Holiday let, available with contents by negotiation
- No onward chain

A beautifully presented three storey waterside holiday home set just off the River Bure and within walking distance of the centre of Wroxham.

This spacious end town house is unique within this highly regarded marina development as it offers a substantial private waterside garden complete with two generous private moorings and views out towards the main river.

The property is finished to a high standard in a contemporary style with well proportioned accommodation that consists of an entrance hall, a triple aspect open plan living space with views out over the water from every window and French doors out onto a private raised deck looking out over the marina and out over the main river.

Across floor one there are two double bedrooms serviced by a modern bathroom and up on the second floor is the particularly spacious master bedroom with extensive built in wardrobes and an en-suite shower room.

Features include UPVC sealed unit double glazing, modern electric heaters, two car parking spaces and two private moorings measuring approximately 45ft long and 30ft respectively.

Perfectly placed at the very heart of the Norfolk Broads, run for many years as a successful holiday let with full contents available and no onward chain.

Early viewing is recommended.







## ACCOMMODATION

### Entrance Hall

Staircase to first floor, built in cupboard.

### Open Plan Living Area: 19'0 x 16'8"

Generous triple aspect living space which includes the fully fitted kitchen. With a range of contemporary wall and floor mounted units, 1½ sink unit and drainer, plumbing for dishwasher and electric cooker point.

French doors lead out onto the private waterside deck with views out over the marina and out towards the main river. Electric heater, understair cupboard, panelled door.

## FIRST FLOOR

### Landing

Electric wall mounted heater. Staircase to second floor.

### Bedroom 2: 12'1" x 8'5"

Window to front aspect with views out over the water. Electric wall mounted heater, built in wardrobe, panelled door.

### Bathroom

Panelled bath, low level w/c, wash basin, shaver point, wall mounted fan heater, panelled door, window to front aspect.



### **Bedroom 3: 16'6" x 8'6"**

Dual aspect with views out over the water, electric wall mounted heater, built in wardrobe. Panelled door.

## **SECOND FLOOR**

### **Landing**

### **Master Bedroom: 19'0" x 16'8"**

Sizeable master bedroom with extensive built in wardrobes. An electric wall mounted heater and a window to rear with views out over the marina.

### **En-Suite Shower Room:**

Shower enclosure, w/c, wash basin, heated towel rail, shaver point, fitted illuminated wall mounted fan heater, window to front aspect, panelled door.

## **OUTSIDE**

A long private garden extending to in excess of 90ft, laid mainly to lawn with two private quay headed mooring sections, one extending to approximately 45ft, the other extending to approximately 30ft providing plenty of scope for launching kayaks and paddle boards as well as being the perfect fishing spot.

The nearby car park includes two private parking spaces.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Suitable for all year round occupation but not as a permanent residence

Service Charge: Full information on request

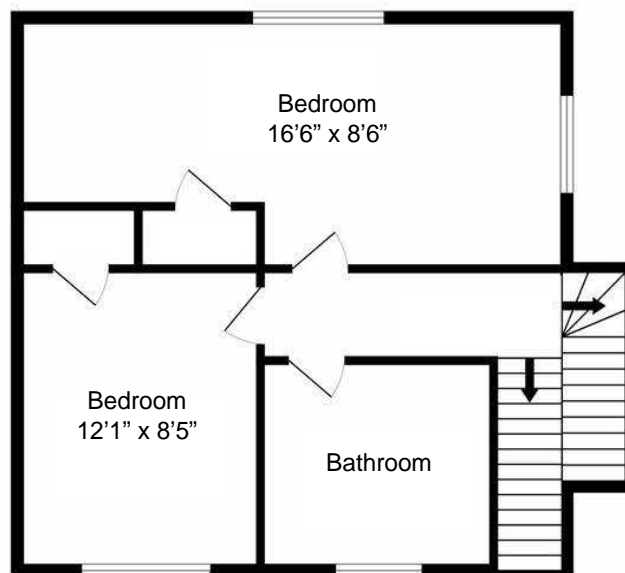
Services: Mains water, electricity and drainage



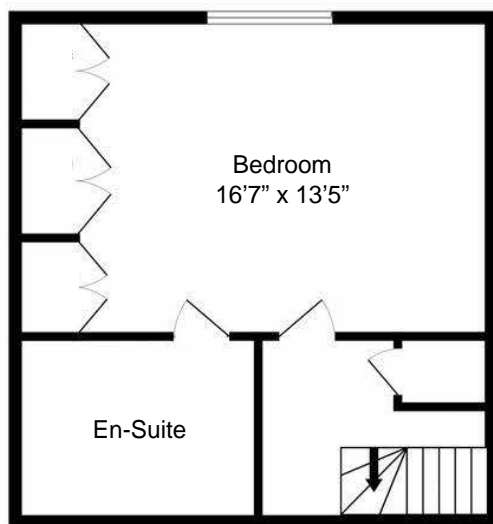




GROUND FLOOR




FIRST FLOOR



SECOND FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	<b>53</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.





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