

SALES & LETTINGS

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River Holme, The Street, Belaugh, Norfolk, NR12 8XA

A detached family or second home located in the picturesque unspoilt, rural riverside village of Belaugh, an area of conservation with an abundance of leisurely walks, cycling including the Weaver's Way, which covers a stretch of some fifty-six miles, winding its way through the Broads to Cromer and Great Yarmouth, birdwatching and outdoors adventures.

The property lies less than ten miles north east of Norwich and mid-way between the busy yachting centre of Wroxham and the large village of Coltishall. River Holme benefits from its proximity to both villages with footpaths, river access via a free slip way (staithe) on the river green, and road access to local amenities to include a supermarket, cafes, restaurants, post office and schooling for all ages.

Set well back from the road, the bungalow enjoys an elevated position with views over the river Bure and surrounding countryside. There is off-road parking for two vehicles. It is approached over low gradient steps to the beautiful garden with mature shrubs and a generous timber terrace, ideal for alfresco dining with friends and family. To the side and rear of the property walkways lead to a timber storage shed and private courtyard garden.





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- DETACHED
- THREE RECEPTIONS
- OFF-ROAD PARKING

- THIRTY MINUTES TO THE COAST
- LESS THAN TEN MILES TO NORWICH
- THREE BEDROOMS, ONE WITH EN-SUITE

- BEAUTIFULLY PRESENTED THROUGHOUT
- UNSPOILT PICTURESQUE RIVERSIDE VILLAGE
- LOCATED BETWEEN HOVETON & COLTISHALL

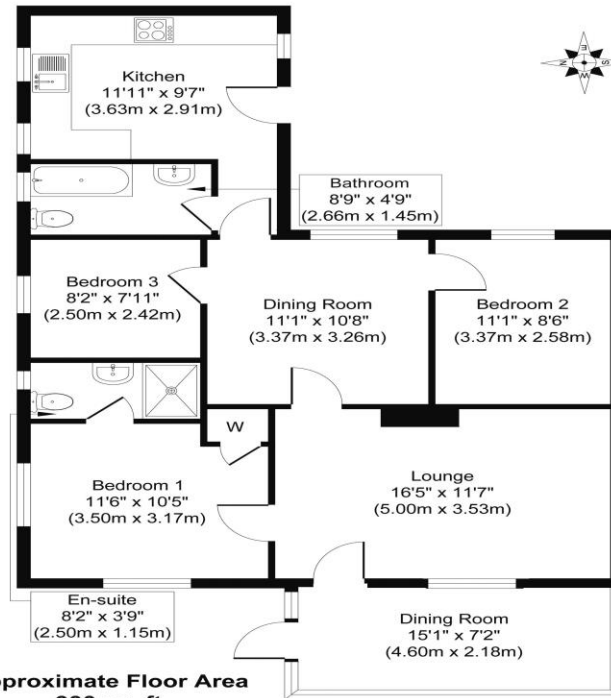
Beautifully presented throughout, the property enters at the front into a garden or dining room that overlooks the terrace. A door from here leads into a generous lounge with a feature fireplace. From the lounge doors lead into a bedroom with an en-suite shower room and a dining room where there is access to two further bedrooms, a family bathroom and the kitchen that leads out to the rear courtyard garden.

River Holme is further complimented in its proximity, of less than ten miles, to Norwich city centre with its excellent retail therapy, train station, restaurants, cafes, night life and historical interest. For sunnier days, the lure of the Norfolk coast line at Sea Palling, can be accessed in less than thirty minutes.





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Approximate Floor Area
930 sq. ft
(86.42 sq. m)







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

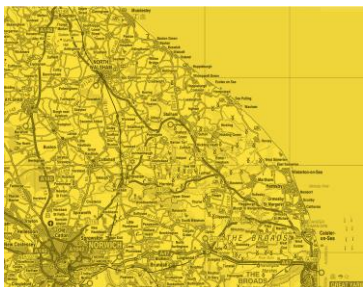
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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