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24a North West Riverbank
Potter Heigham, Great Yarmouth, NR29 5ND

£195,000 Leasehold
EPC Rating TBC

Bycroft Norfolk Broads are delighted to present this charming detached bungalow situated in a riverside position within the popular Broadland village of Potter Heigham. Offering two bedroom accommodation with fully fitted kitchen, spacious sitting room and shower room. The property benefits from 45ft of overall river frontage with a 28ft dock and enclosed garden with double glazing to the majority of the property and electric heating. The property has a delightful rustic riverside feel with exposed timberwork in the living areas and bedrooms. An internal inspection is highly recommended to fully appreciate the style and quality of accommodation on offer.

KITCHEN AREA

10' 7" x 4' 7" (3.23m x 1.4m) fitted with a range of wall and base units with square edge worksurfaces over; tiled splashbacks; inset stainless steel one and a half bowl sink with mixer tap; inset electric hob with cooker hood over; built in electric oven; space for fridge freezer; UPVC double glazed door and window to front.

SITTING ROOM

18' 5" max into lobby area x 11' 2" (5.61m x 3.4m) UPVC double glazed window to rear; UPVC sliding patio door to rear; window to side.

BEDROOM 1

11' 1" x 7' 3" (3.38m x 2.21m) UPVC double glazed windows to front and side aspects.

BEDROOM 2

11' 1" x 7' 6" (3.38m x 2.29m) UPVC double glazed window to side.

SHOWER ROOM

7' 4" x 4' 0" (2.24m x 1.22m) fitted with a white suite comprising of a vanity wash hand basin with mixer tap and storage cupboard; low level wc; walk in shower cubicle with wall mounted electric shower unit, aquaboard wall coverings and sliding door; UPVC double glazed window to front.

OUTSIDE

To the outside of the property is an enclosed garden area laid mainly to pave and deck for low maintenance with two lawned areas, decked seating area and two timber sheds. The property benefits from 45ft of river frontage with a 28ft dock.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01692 612612.

LEASE INFORMATION

Lease runs to 2085. Ground Rent and Service Charge £145 pa approx.

COUNCIL TAX

This property is currently listed as Band A.

