

**Aldreds**  
Estate Agents



Touchwood 5A North West Riverbank, Potter Heigham, NR29

£240,000



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£240,000

# Touchwood 5A North West Riverbank

Potter Heigham, Great Yarmouth, NR29 5ND

- Detached Riverside Bungalow
- Open Plan Living Area
- 61ft (stms) River Frontage
- Ideal Holiday Home / Let
- Preferred 'A' Lease
- Two Bedrooms
- Outstanding Views
- 28ft Mooring Dock
- On The Banks of the River Thurne
- Must View to Appreciate!

Aldreds are delighted to offer this superb riverside bungalow located on the banks of the River Thurne at Potter Heigham. This two bedroom detached property offers an enviable position on the Ludham North West bank almost opposite Repps Staithe with superb open river and countryside views available. The property offers the benefits of air conditioning, uPVC sealed unit double glazed windows, a well maintained riverside garden and water frontage of approximately 61' (subject to survey), including a 28' quay headed mooring dock. Ideal as a second home or holiday let, early internal viewing is highly recommended to appreciate this well presented and beautifully located Broadland property.



## Open Plan Living/Kitchen Area 13'3" x 10'4" (4.04 x 3.15 (4.03 x 3.14))

A tremendous double aspect room offering a lovely river view with part glazed entrance door, windows to front and side, wall mounted air conditioning unit, power points, television point, wall lighting, telephone point, doors leading off, open plan access to;

## Kitchen Area 6'5" x 6'2" (1.96 x 1.88)

Window to rear aspect allowing a lovely countryside view, a range of modern fitted kitchen units with rolled edge work surface and upstand, sink drainer with mixer tap, space for fridge-freezer, power points, electric cooker point.

## Bedroom 1 8'6" x 8'2" (2.59 x 2.49)

Window to front aspect allowing a river view, wall mounted electric heater, power points, wall lighting.

## Bedroom 2 8'6" x 8'2" (2.59 x 2.49)

Window to rear aspect allowing a marshland view, power points, wall lighting, wall mounted electric heater.





### Shower Room 6'7" x 6'0" (2.01 x 1.83)

Obscure glazed window to rear, ventilation, wall mounted electric heater, low level w.c., tiled shower cubicle with electric shower, pedestal hand wash basin with tiled splash back, heated towel rail.

### Outside

The property occupies a superb river facing plot, river frontage of approximately 61' (18.59m) (subject to measured survey), including a mooring dock 28' x 8' 10" (8.53m x 2.69m) and river facing garden is mainly laid to lawn with recently improved decked pathways, timber garden summer house and shore side power available on the mooring dock. Pedestrian gate gives access to the rear pathway with superb open views available to the rear aspect.

### Tenure

Leasehold - 'A' Lease. We are informed the term remaining is approximately 61 years. Annual ground rent £5.00, Annual service charge for 2024 was approximately £145.00 (including waste management).

### Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149. Upon reaching Potter Heigham turn right into Station Road. At the junction turn left onto Bridge Road and proceed into the village centre where short term parking is available. From Potter Heigham Stone Bridge, the property is accessed on foot on the Northwest Riverbank over the footbridge at Herbert Woods Boatyard. Proceed on foot as this runs into the Ludham Riverbank. The property can be located by our FOR SALE board. Alternative access is available across the river by boat from Repps Staithe which is almost opposite the property. The best postcode for sat nav's is for Repps Staithe which is NR29 5JY



## Council Tax

North Norfolk District Council - Band: A.

## Services

Mains water, electric & drainage.

## Energy Performance Certificate (EPC)

EPC Rating: G.

## Location

Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, selection of shops, two pubs, cafe, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich. The River Thurne connects at its mouth with The River Bure on the Broads network and leads upriver towards Martham, Hickling, Horsey and West Somerton.

## Agents Note

The seller informs us that they have recently had 12 new galvanised sleeves added to the existing timber piles at Touchwood at a cost of £4200 by Petrofab.

## Day Boat

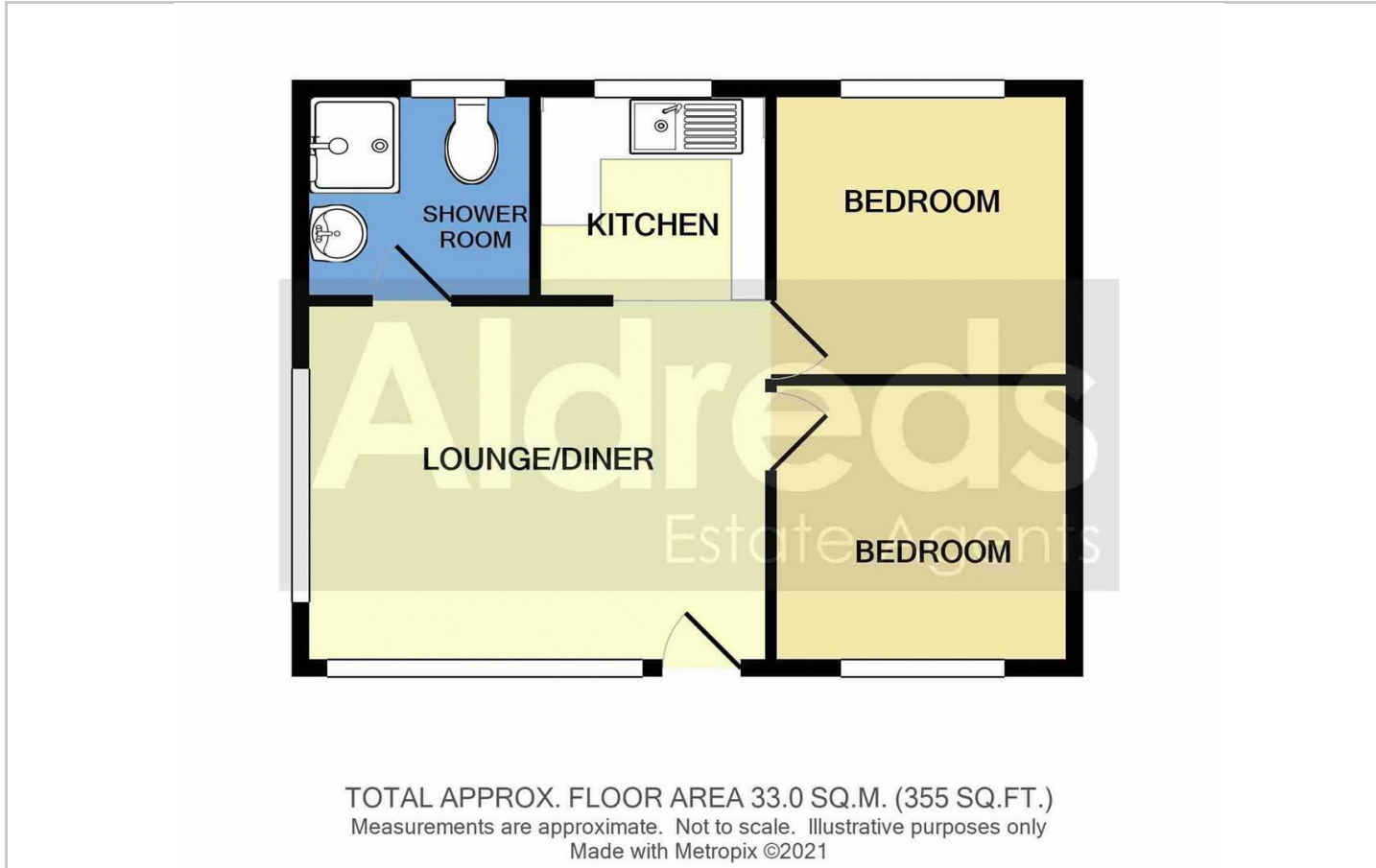
The seller has a small dayboat which is moored on the Repps Bank opposite the property for ease of boat access across the river from Repps Staithe, where permit parking is available in a private parking area. This boat is available by separate negotiation.

## Reference

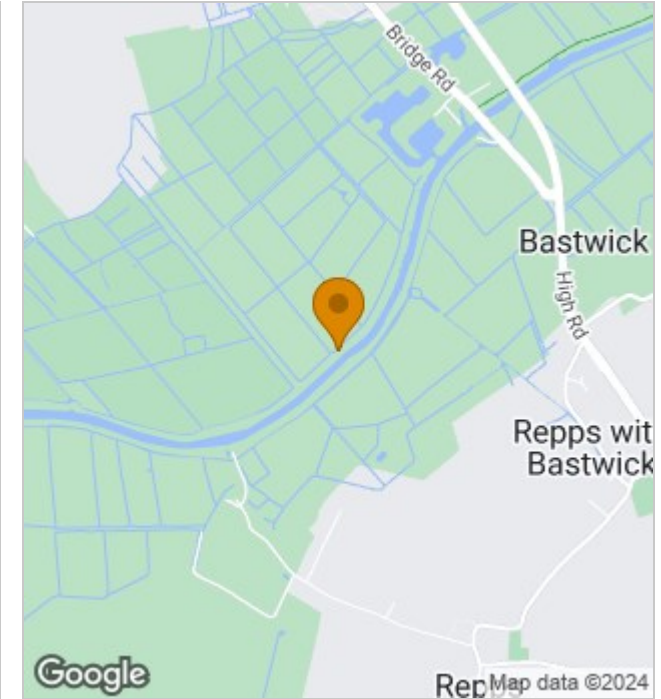
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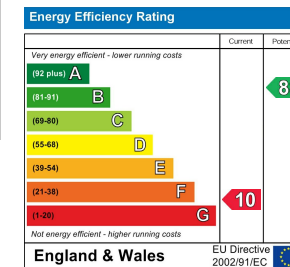
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA