



Foxgloves M6 Riverside, Repps With Bastwick, NR29 5JZ

Price Guide £250,000









# Foxgloves M6 Riverside

Repps With Bastwick, NR29 5JZ

- Stunning Riverside Property
- Huge Attention to Detail with Many Unique Features
- Approx 75ft (stms) of Quay Headed River Frontage
- Three Bedroom Accommodation
- Desirable Broadland Location
- Beautifully Refurbished and Extended
- Wonderful River and Farmland Views
- Generous Garden
- Spacious Open plan Living Area with Vaulted Ceiling
- Must be Viewed to be Appreciated!

Aldreds are delighted to offer this truly unique riverside property located on the banks of the River Thurne at the heart of Broadland. This spacious property has been lovingly extended and improved by the current owners to create a spacious, comfortable riverside home with many interesting and stylish features. The accommodation centres around a large open plan living/dining/kitchen area with the potential of three bedrooms leading off, along with the entrance hall, shower room and WC. The property sits in a generous plot offering approximately 75ft (stms) of quay heading river frontage, open farmland views to the rear and no immediate neighbour to one side. Early internal viewing is highly recommended to appreciate this intriguing property.



**Entrance Hall 7'7" x 7'4" reducing to 6'6" (2.33m x 2.25m reducing to 2m)**

Part glazed entrance door, original floorboards, door to:

**Open Plan Living Dining Kitchen Area 21'3" x 15'9" increasing to 16'10" (6.5m x 4.81m increasing to 5.15m)**

(of irregular shape) A Wonderful open plan space, packed with unique features and offering a light and airy space with a vaulted ceiling and wonderful river and countryside views available from the front and rear aspects. French doors lead to the rear garden with a timber deck providing a great place to sit and admire the view and a set of bi fold doors lead to the front, opening out onto a wonderful river facing aspect. There is a multi fuel stove offering a nice focal point, built in shelving, power points and tv socket. The kitchen area offers a bespoke fitted kitchen with a range of fitted units, sink drainer with mixer tap, electric cooker point, plumbing for washing machine and dishwasher, under counter electric water heater, Oak veneer floor.







**Bedroom One 11'2" x 10'0" reducing to 8'8" (3.42m x 3.05m reducing to 2.66m)**

Window to side aspect, open fronted wardrobe, built in shelving, original floorboards.

**Bedroom Two 8'7" reducing to 6'11" x 6'11" at max (2.63m reducing to 2.11m x 2.13m at max)**

Window to rear aspect, BT point, original floorboards.

**Bedroom Three 6'9" x 6'9" at max (2.07m x 2.07m at max)**

A triple aspect room offering lovely river views.

### Shower Room

Obscure glazed window to side aspect, hand wash basin, large tiled shower cubicle with fixed screen and electric shower, ventilation, original floorboards.

### Separate WC

Obscure glazed window to side aspect, composting toilet with facility to operate as a macerating toilet draining to cesspit, unique 'barrel' sink on a fitted base with monoblock tap, original floorboards.

## Directions

From our Stalham office, turn right onto the High Street and left at the junction with the A149, following the signs towards Great Yarmouth. On arrival at Potter Heigham turn right into Station Road and left onto Bridge Road where parking can be found. The property is accessed on foot on the Repps/Martham Riverbank via a pathway leading upriver from the side of the 'Potter Fish and chip Bar' and under the 'New' bridge.





## Outside

The property sits in an attractive river facing plot of generous proportion, laid to grass with quay headed river frontage of approx 75ft (stms) and an approximate plot depth of 52ft (stms) There is an attractive wrap around deck with terraced seating areas to the front and rear of the property. Two timber sheds and a Summer House with power.

## Furniture Fixtures & Fittings

Most of the furniture, fixtures and fittings are available by separate negotiation.

## Boat

The owners small day launch boat with 15hp outboard is also available for sale by separate negotiation.

## Tenure

Leasehold. 'B' Lease. Approximately 62 years remaining. Annual ground rent for 2024 was approx £1,760. Service charge approx £145.

## Services

Mains water, electric. Drainage via cesspit.

## Council Tax

Great Yarmouth Borough Council - Band A

## Energy Performance Certificate (EPC)

EPC Rating : E.

## Location

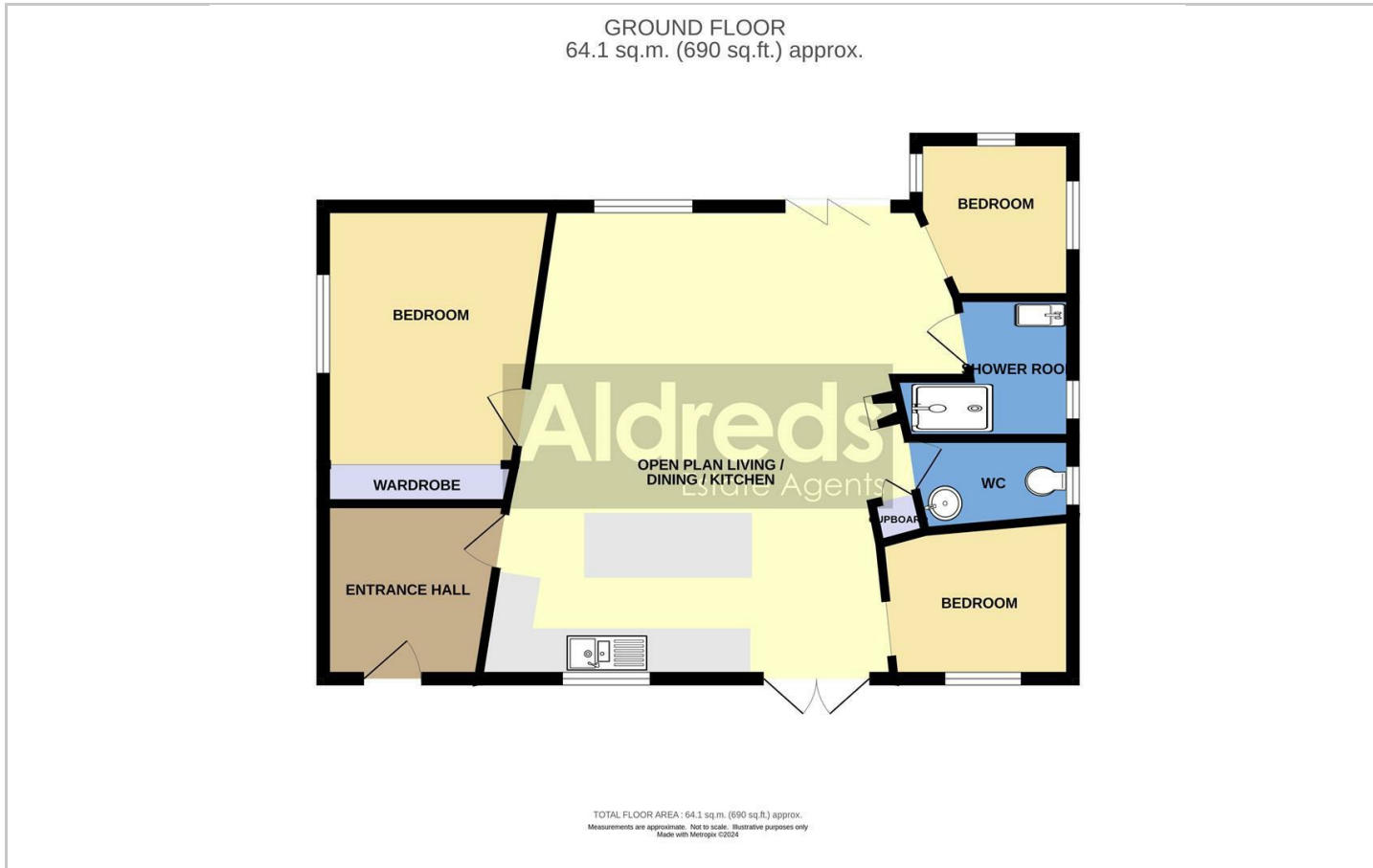
Repps with Bastwick is located adjacent to Potter Heigham which is a Broadland village situated on the banks of the River Thurne in the heart of Broadland, approximately 12 miles from Great Yarmouth to the South East. Village amenities include a post office, selection of shops, cafe, fish and chip shops, boat yards, two pubs and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

## Reference

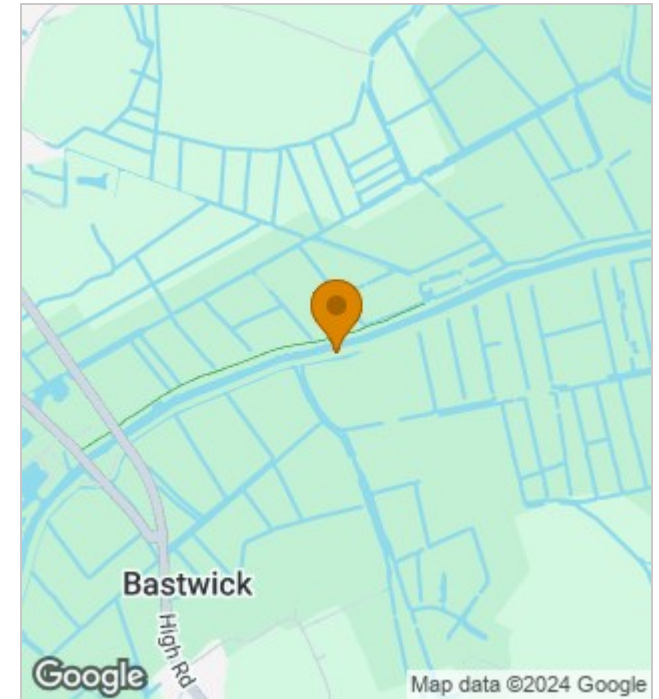
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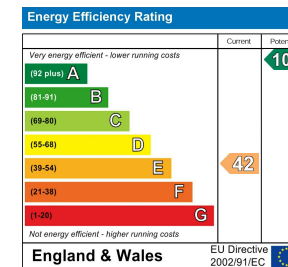
## Floor Plans



## 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/>

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