



Dyde Down 87 North East Riverbank, Potter Heigham, NR29 5NE

£220,000









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# Dyde Down 87 North East Riverbank

Potter Heigham, NR29 5NE

- Detached Riverside Bungalow
- Quay Headed Mooring Dock
- Timber Construction
- Ideal Holiday Home / Let
- Popular Broadland Location
- Two Bedrooms
- Approx 58ft River Frontage
- Wonderful River and Marshland Views
- Timber Shed and Lawned Grounds
- Must View to Appreciate!

A delightful riverside bungalow on the banks of the River Thurne, up river from Potter Heigham Bridge. This well presented property offers lovely river and marshland views and offers approximately 58ft (stms) of quay headed river frontage including a spacious mooring dock. The accommodation offered includes a spacious open plan living, dining and kitchen area, two bedrooms and a shower room. Offered inclusive of furniture, fixtures and fittings, ready for immediate use. Early viewing is highly recommended to appreciate this well appointed property which would make an ideal riverside holiday home or let.



Open Plan Living/Dining/Kitchen Area 14'6" reducing to 6'11" x 15'6" at max (4.43m reducing to 2.13m x 4.74m at max)

A spacious triple aspect room with river facing glazed French doors and glazed side panels, windows to side and rear aspects taking in Marshland views, power points, television point, kitchen area with a range of fitted units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, integrated fridge, under counter hot water heater, doors leading off;

## Shower Room

Two rear facing obscure glazed windows, fully tiled walls, heated towel rail, low level w.c., hand wash basin within a fitted storage unit, tiled shower cubicle with electric shower, fitted cupboard, shavers point.

## Inner Lobby Area

Built-in cupboard, doors leading off;







**Bedroom 1** 11'11" x 8'5" reducing 7'5" (3.64m x 2.59m reducing 2.27m)

Two front river facing windows, built-in wardrobe with cupboards over, power points.

**Bedroom 2** 11'11" at max x 6'9" (3.64m at max x 2.07m)

Rear facing window, power points, wall lighting, built-in wardrobe.

### Outside

The property offers a tremendous river facing plot, laid to lawn with decked pathways and river frontage of approximately 17.67m (58ft) inclusive of mooring dock which is 7.41m x 4.41m (24'4" x 14'6"). To the rear of the property is a sail loft style timber shed, insulated with power and electric heating.

### Agents Note

The property is offered inclusive of the majority of the furniture, fixtures and fittings, minus a few personal belongings of the vendor.

### Directions

From Aldreds Stalham Office proceed along the A149 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 then accessed on foot, heading up river on the tow path on the North East riverbank, proceeding from the Ancient bridge and walking under the new bridge, located by our 'For Sale' board. We estimate an approximate 10 minute walk.





### Tenure

Leasehold - 'A' Lease with a remainder of a 99 year lease from 1986. Annual ground rent £5.00. Service Charge for 2024 is £145.00

### Council Tax

North Norfolk District Council - The property is currently Business rated for holiday letting usage.

### Services

Mains water, electric and drainage.

### Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

### Location

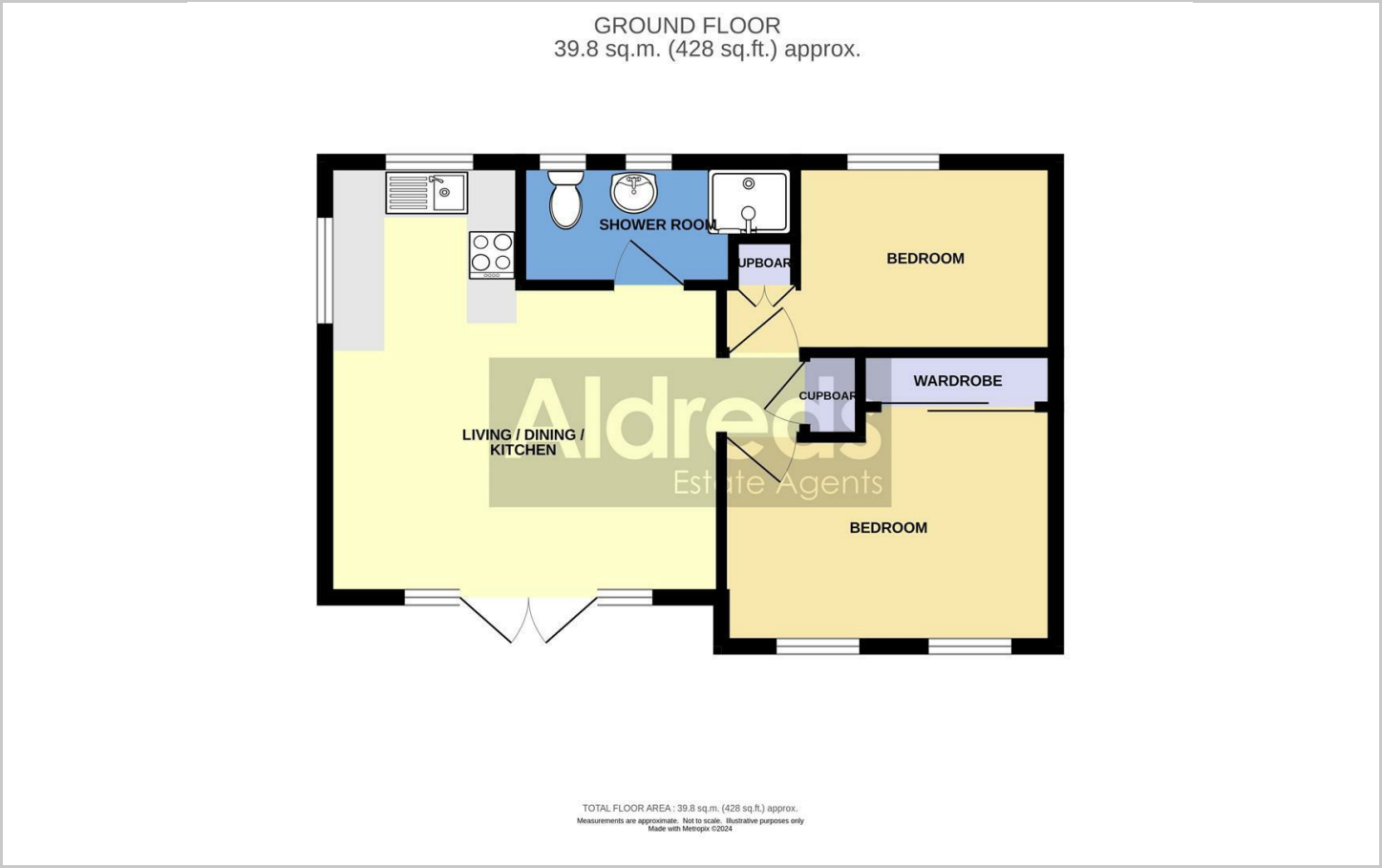
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, selection of shops, two pubs, cafe, boat yards and a bus service which operates to Great Yarmouth 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.

### Reference

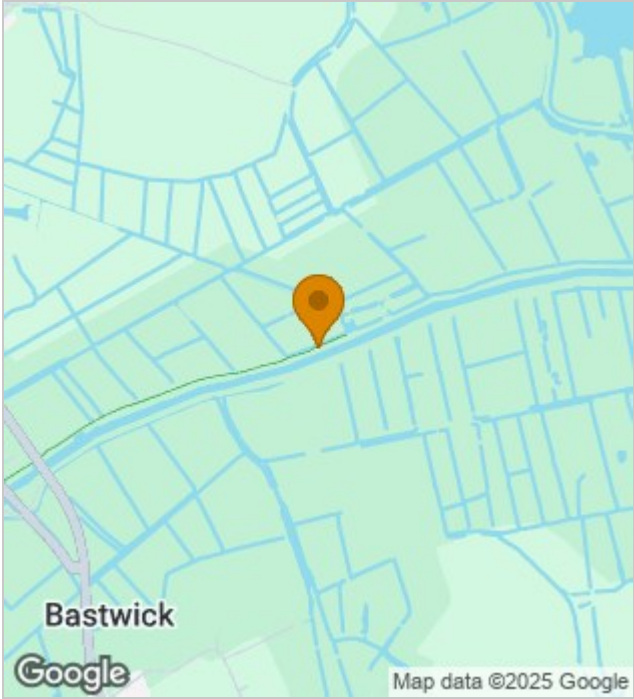
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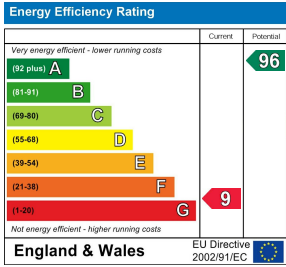
Floor Plans



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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