



## 3 WATERSIDE MEWS

EBRIDGE, NR28 9NG

£825,000  
FREEHOLD

Situated in a beautiful and peaceful riverside location is this amazing, brand new four bed mews property. Built to the highest of standards, you will be amazed at the attention to detail throughout. Viewing is highly recommended.

**HENLEYS**  
Residential Sales & Lettings

## 3 WATERSIDE MEWS

- Beautiful location
- Brand new
- Stunningly presented
- By a river
- Very high specification
- 4 bedrooms (2 en suites)
- Open plan living



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### OVERVIEW

Henleys are very proud to present this stunning, brand new mews house. Waterside Mews is a complex of three similar properties built to the highest standard and specification set in an idyllic backdrop. We have had the pleasure in selling many similar projects for our client over the last ten years and this particular project has topped them all! Each property has 4 bedrooms (with two en-suites) open plan living area, delightful gardens, car ports and further parking areas. Just yards away is a lake, part of the Dilham Canal popular with sailors, canoeists and other water sports enthusiasts.

### FIRST IMPRESSIONS

On entering the complex, the imposing building stands out in the crowd! A wide sweeping driveway serves the three properties. To the right hand side there are a number of open cart sheds with further allocated parking for each property. The driveway has further ample space for visitors parking. To the front of this property is a lawned area and a footpath to the main entrance. To the right is a further path leading to a gate which in turn leads to the south facing patio area and the rear garden. In one corner of the patio area is a timber storage shed.

### ENTRANCE HALL

The wide hallway has engineered oak flooring. Oak veneered doors lead to the WC and the utility room. An archway leads to the open plan lounge/dining and kitchen areas. Carpeted stairs with glass balustrades rise to the first floor. Under stairs study area. Inset ceiling downlighting.

WC: Dual flush WC and a vanity wash hand basin unit. Tiled to half height and tiled flooring.

### OPEN PLAN LOUNGE/DINING/KITCHEN

The main living area is totally open plan with large double glazed windows and French doors which open onto the rear patio with views of the garden and down to the river. The room flows seamlessly from one area to the next.

Recessed alcoves to both sides of the windows giving peaceful areas for contemplation with further full length windows overlooking the rear patio. Engineered oak flooring and inset LED ceiling lights.

The kitchen is a work of art! Beautiful wall and base units with solid wooden worktops over incorporating a breakfast bar, inset sink with flexi-head and draining board. Quality built-in appliances include a dishwasher, a five ring gas hob with extractor hood and downlighting over and twin electric oven and grill. Window to the front aspect. Plumbed in American fridge/freezer (included in sale) with ice maker. Under counter downlighting.

### UTILITY ROOM

Double glazed window to the front aspect. A series of base and wall mounted units and cupboards with solid timber worktops over and inset circular sink and draining board. Under counter spaces for washing machine and tumble drier.

Solid tiled flooring.

### FIRST FLOOR

On the first floor there are four double bedrooms, two of which have en-suite shower rooms and built in wardrobes. Family bathroom. All bedrooms have plush carpets, radiators and inset ceiling LED lighting. The two rear bedrooms have French doors opening to the shared balcony over looking the rear garden and river with glass balustrades.

### OUTSIDE AREAS

To the side is a wide, south facing patio area which seamlessly flows to the rear garden which has a lawn and flower beds. A footpath leads to steps down to a further seating area by the river. There is a further part-covered patio area with downlighting with French doors to the internal open plan living areas.

### PARKING

Opposite the front of the property is a covered cart shed with a further allocated parking space to the side.

### DRAINAGE

The property is served by a bio-digestion system located in the rear garden.

### HEATING

The property has a sunken LPG tank in the front garden powering the central heating system. The ground floor has zone controlled under floor heating throughout and the first floor has radiators in each room.

### NEIGHBOURING PROPERTIES

The developer is currently close to finishing two further properties of similar designs and specifications. Please ask for further details.

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### ADDITIONAL INFORMATION

**Local Authority** – NNDC

**Council Tax** – Band E

**Viewings** – By Appointment Only

**Floor Area** – 1771.00 sq ft

**Tenure** – Freehold





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1771.38 ft<sup>2</sup>  
164.57 m<sup>2</sup>

**Reduced headroom**

8.91 ft<sup>2</sup>  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

⚠️ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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