PENINSULA COTTAGES, WROXHAM
OFFERS OVER £200,000 FREEHOLD

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PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM NR12 8TH

- Immaculately presented one bedroom holiday cottage
- Impressive views straight out over the River Bure
- Walking distance from the centre of Wroxham
- Dual aspect, open plan living space
- Mezzanine bedroom
- Updated kitchen and shower room

An immaculately presented one bedroom holiday cottage that is a lot bigger than it first appears with stunning views straight out over the River Bure.

Much improved by the current owners with updated kitchen, shower room and heaters with UPVC sealed unit double glazing throughout.

The simple yet effective layout makes the most of the space and light with a dual aspect open plan living space with French doors leading out onto a composite deck which looks straight out over the communal grounds and the River Bure beyond.

The mezzanine style bedroom further adds to the sense of space, as does the high angled ceiling.

Accessed via an electronic security barrier with a designated space in the communal car park, set within walking distance of the centre of Wroxham.

The perfect low maintenance holiday let or an ideal lock up and leave second home which needs to be seen to be fully appreciated.

ACCOMMODATION

Entrance Porch

Built in cupboard with hot water tank.

Kitchen Area: 8ft x 6ft

Range of wall and floor mounted units with sink unit and drainer, built in oven, hob and extractor hood, window to front aspect with views out over the water. Under counter fridge included.

Lounge Area: 13’2” x 12’8”

French doors to rear leading out onto a private composite deck which looks straight out over the communal gardens out to the River Bure.

PARIS

Two wall mounted electric heaters, LVT flooring.

Staircase to first floor.

FIRST FLOOR

Mezzanine Bedroom: 11'7" x 8'11"

Window to side looking out over the water, wall mounted heater, loft access.

Shower Room

Contemporary suite and decor with shower enclosure, w/c and wash basin, heated towel rail, Metro tiles and Velux window to front aspect.

OUTSIDE

The property is accessed via an electric security barrier which leads into the large communal car park with one designated space.

The back of the property looks out over the lawned communal gardens and beyond over the River Bure.

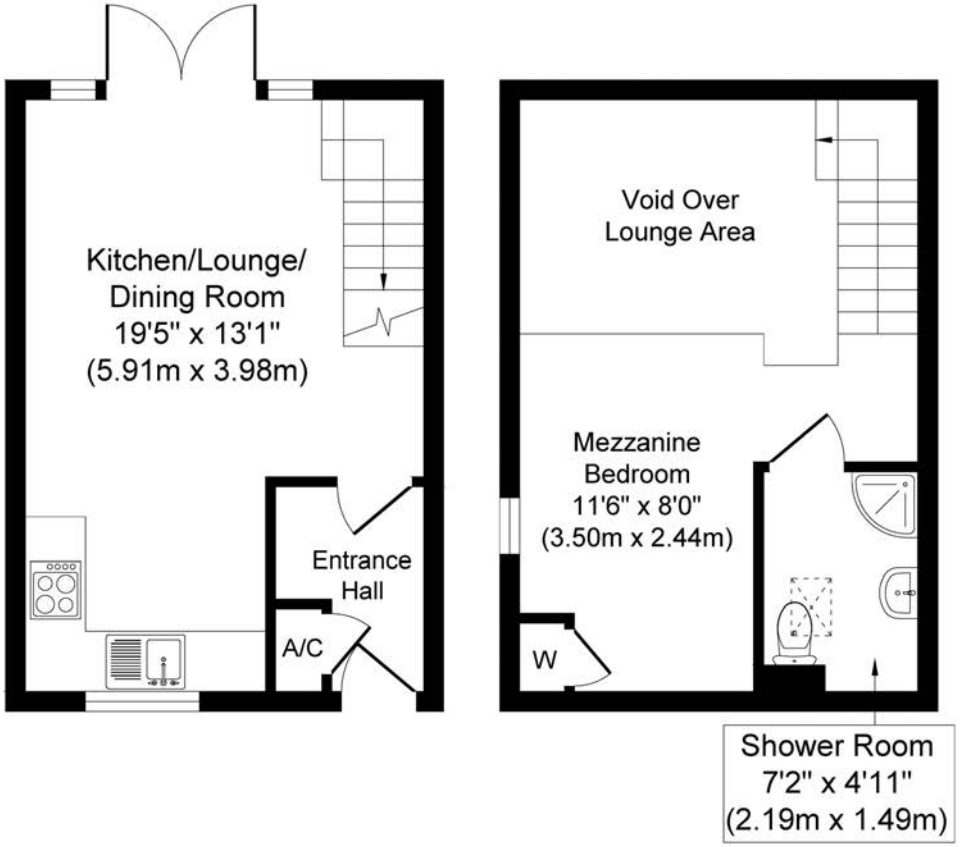
ADDITIONAL INFORMATION

Tenure: Freehold
Services: Mains electricity, water and drainage.
Annual Service Charge: Details on request.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

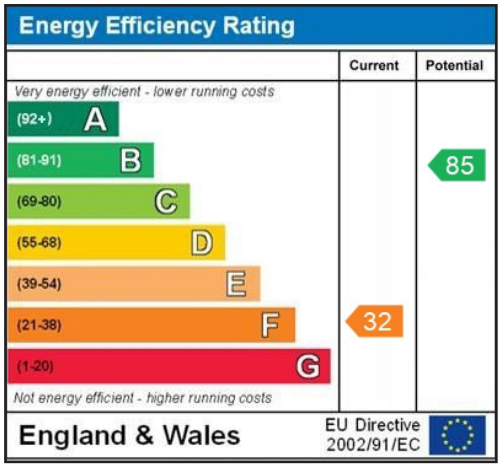
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.



Ground Floor
Approximate Floor Area
253 sq. ft
(23.52 sq. m)

First Floor
Approximate Floor Area
150 sq. ft
(13.97 sq. m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

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