



RIVERBANK, REPPS WITH BASTWICK
£225,000 LEASEHOLD

WATERSIDE
ESTATE AGENTS





RIVERBANK, REPPS WITH BASTWICK, NORFOLK NR29 5JZ

- A renovated and re-modelled riverside bungalow
- Full of character and style
- 75ft private quay headed river frontage
- Stunning views to the front and the rear
- Light and airy open plan living space with vaulted ceilings and a wood burner
- Versatile layout with scope for 3 bedrooms

Something a little different! A beautifully presented detached riverside property full of character and individual style, having been skillfully modernised by the current owners, creating a truly unique waterside retreat.

Set on the banks of the River Thurne with approximately 75ft of private river frontage and offering stunning panoramic views to both the front and the rear.

The remodelled accommodation feels incredibly light and airy with a spacious dual aspect open plan multi-function living space measuring approximately 21'3" x 16'10" with high vaulted ceilings, bi-folding doors out onto the river facing deck and double doors to the rear leading out onto the south facing seating area, both providing picturesque, far reaching views.

The primary bedroom also benefits from high open ceilings, river views and ample storage. The flexible layout has scope for two further bedrooms complemented by a shower room and a separate w/c.

ACCOMMODATION

Entrance Hall: 7'7" x 7'4"

Part glazed front door, exposed wooden floor, vaulted ceiling. Window to side. Wooden door.

Open Plan Living Space: 21'3" x 16'10" (15'9" min)

A bright and spacious living area with vaulted ceilings. Picture window and bi-folding doors to the front aspect, leading out onto the riverside deck, looking out over the River Thurne. Picture window and double doors leading out onto the south facing sun deck with uninterrupted views out over the open marshland.



The custom-made kitchen provides a comprehensive range of wall and floor mounted units, 1½ sink unit and drainer and generous worktop space. Electric cooker point and plumbing for a washing machine. Engineered oak floor and a multi-fuel burning stove.

Primary Bedroom: 11'2" x 8'8"

Vaulted ceiling, wooden floor, built in hanging and storage space. Window to side with river views, panelled door.

Bedroom 2/Study: 8'7" x 6'11"

Window to rear with far reaching views. Wooden floor.

Bedroom 3/Snug: 6'9" x 6'9"

Picture window to front aspect with river views, window to side.

Shower Room

Walk-in shower enclosure, partially tiled walls, wooden floor, window to side.

Separate W/C

Macerating/composting toilet. Custom made barrel sink, wooden floor, panelled door, window to side.





OUTSIDE

The sizeable plot is laid mainly to lawn with a summer house and two timber sheds.

The river frontage extends to approximately 75ft with space to moor 2/3 boats and two substantial sun decks one overlooking the river, the other providing the perfect vantage point looking out over the adjacent marshland.

ADDITIONAL INFORMATION

Tenure: Leasehold.

Term: Existing lease runs until 2085.

B version of the lease, with ground rent of approx £1,760 per annum.

Annual Service Charge approx £205.

Holding tank drainage £69 per empty.

Mains water and electricity.

Access via footpath and river only.

Parking is available in both Potter Heigham and Martham by private arrangement.

Contents available by separate negotiation.

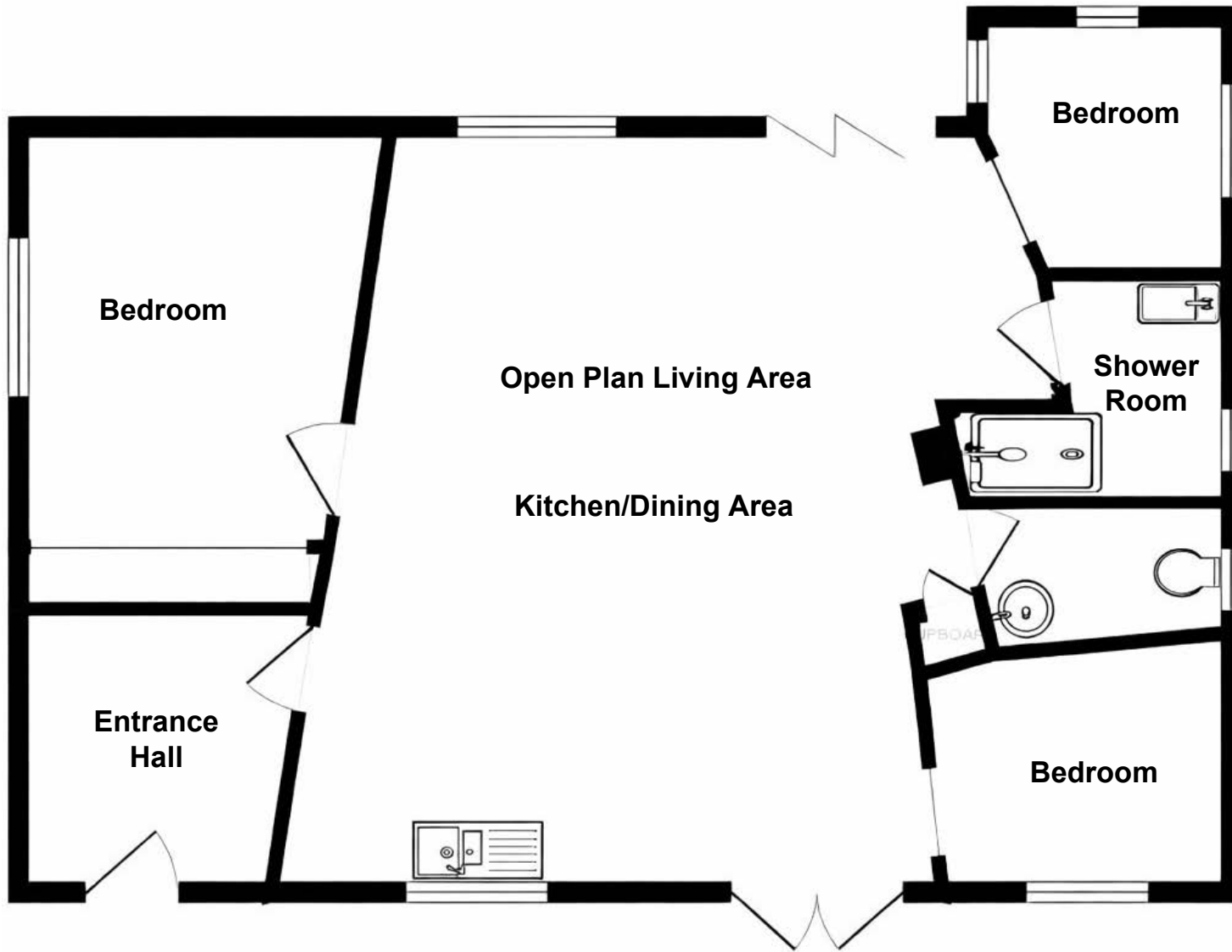
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All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Score	Energy rating	Current	Potential
92+	A		110 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		





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