



PENINSULA COTTAGES, WROXHAM  
OFFERS OVER £285,000 LEASEHOLD

**WATERSIDE**  
ESTATE AGENTS







# PENINSULA COTTAGES, STAITHEWAY ROAD, WROXHAM, NORFOLK NR12 8TH

- 2 bedroom waterside holiday cottage
- Impressive views out over the River Bure
- Recently improved and upgraded - fully redecorated throughout
- Walking distance of the centre of Wroxham
- Updated kitchen
- Established holiday let
- Secure parking and private 14ft mooring

An updated and upgraded two bedroom holiday cottage offering a southerly aspect, views over the River Bure, secure parking and an allocated mooring all within easy walking distance of the centre of Wroxham.

Set within a well placed and highly regarded marina development close to the historic bridge at Wroxham, this well presented holiday property offers accommodation that consists of an entrance hall, open plan dual aspect L-shaped living room with direct access out onto the water, a newly refitted kitchen, two double bedrooms and a modern bathroom.

Completely redecorated throughout with new flooring/carpets and upgraded heaters, this low maintenance holiday home also offers full UPVC sealed unit double glazing, secure off road parking, a south facing seating area and an allocated 14ft long mooring directly outside.

Perfect as an extremely comfortable second home, currently run as a well established holiday let, the property is offered with no onward chain and full contents are available by separate negotiation.

## ACCOMMODATION

### Entrance Hall

Fitted hanging space, built in cupboard with hot water tank.

### L-Shaped Living Room/Kitchen: 19'5" x 13'1" (8'0" min)

Open plan living space with impressive views out over the River Bure and Wroxham Bridge. The recently refitted kitchen offers a full range of wall and floor mounted storage units with sink unit and drainer, built in double oven, hob and extractor plus built in dishwasher.



French doors to the rear face south and lead out onto a patio area looking over the water. TV point, two wall mounted heaters, staircase to first floor.

## FIRST FLOOR

### Landing

Loft access.

### Bedroom 1: 10'0" x 9'9"

Box bay window to rear with impressive views out over the River Bure, large built in wardrobe, electric wall mounted heater.

### Bedroom 2: 9'3" x 8'2"

Window to side with river view, built in wardrobe, wall mounted heater.

## OUTSIDE

Leading out from the living room is a raised south facing patio looking out over the river, the perfect spot from which to fish or simply enjoy the ever changing view. Allocated 14ft long mooring directly outside.

The site offers communal river facing gardens and private and secure parking.

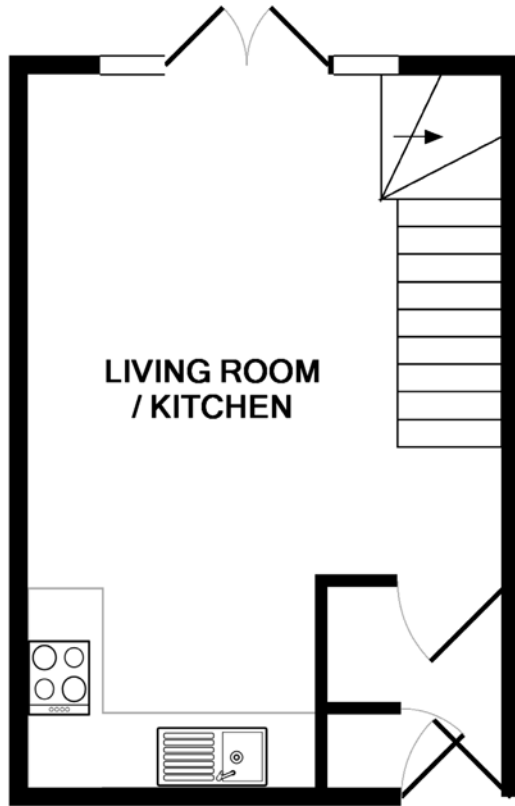
The centre of Wroxham with its full range of amenities including Roys Department Store, pubs, cafés, restaurants, butchers, newsagents, train station and boat hire, is only a short walk away.

## ADDITIONAL INFORMATION

Tenure - Leasehold. Over 900 years remaining.  
Ground rent and service charge - details available on request.  
No onward chain.

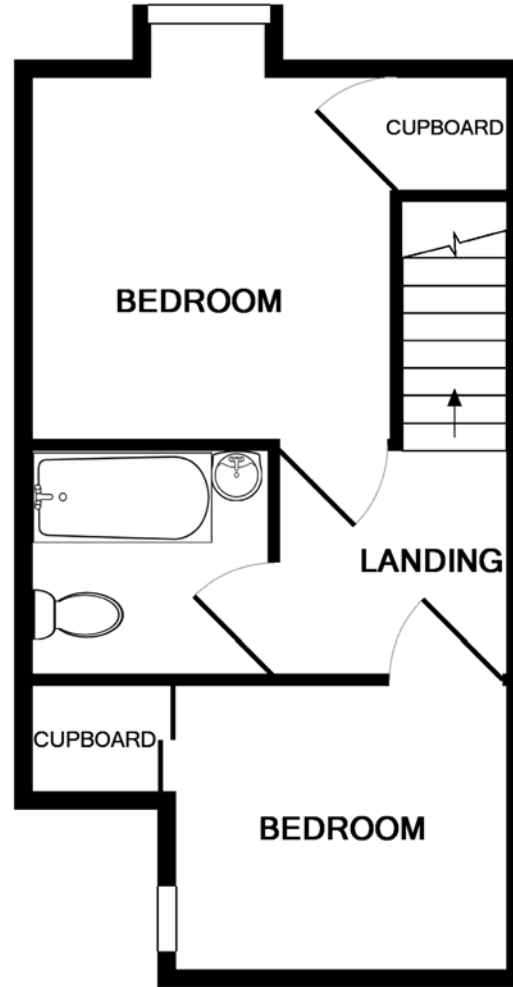
Contents available by separate negotiation.






GROUND FLOOR  
APPROX. FLOOR  
AREA 23.2 SQ.M.  
(250 SQ.FT.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY



1ST FLOOR  
APPROX. FLOOR  
AREA 27.7 SQ.M.  
(298 SQ.FT.)

TOTAL APPROX. FLOOR AREA 50.8 SQ.M. (547 SQ.FT.)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	71	80
	EU Directive 2002/91/EC 	

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.



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