



MILL ROAD, STOKESBY  
£710,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







## MILL ROAD, STOKESBY, NORFOLK NR29 3EY

- An immaculate riverside home with breathtaking views and generous private moorings
- 4/5 bedrooms with 2 shower/bathrooms
- Spacious and sociable open plan kitchen/dining room. Separate dual aspect living room
- Master bedroom with en-suite shower room and Juliet balcony
- Oil fired boiler, new in 2022, with under floor heating and radiators
- Off road parking for multiple vehicles
- South facing aspect
- Peaceful, private, yet convenient location

An exceptional riverside residence enjoying breathtaking panoramic views out over the River Bure with extensive river frontage and a private 65ft long mooring dock.

Built in 2005 and much improved by the current owners, this impressive waterside home offers generous family-friendly accommodation that comprises an entrance hall and a spacious and sociable open plan kitchen/dining room, with an extensive range of wooden units complemented by a high quality black quartz worktop. Perfect for entertaining, triple aspect with wide span bi-folding doors leading out onto the large south-facing terrace with uninterrupted, far reaching views out over the river and the open countryside beyond.

The separate living room also offers direct access out into the garden, making the most of the beautiful views. The ground floor also provides a utility room and cloakroom, as well as an ample study/fifth bedroom. Upstairs, the master bedroom enjoys a south-facing Juliet balcony, offering the perfect vantage point to appreciate the spectacular views. It is complemented by an en-suite shower room. There are three further bedrooms, two of which are generous doubles, along with an updated four-piece bathroom.

The stunning riverside garden has been landscaped and includes approximately 75ft of direct river frontage with extensive decking providing an ideal place to entertain, launch kayaks or paddleboards, or to simply sit and fish. The adjacent mooring dock measures approximately 60ft x 15ft and will comfortably accommodate a Broads cruiser. The quay heading was replaced in steel in 2024.

The south-facing rear garden also offers a wooden workshop with power connected and a hand-built pergola.

The area to the front of the property has been fully resurfaced and now provides private off road parking for multiple cars/boats/motorhomes etc.



Stokesby offers the perfect blend of rural tranquillity and waterside living. A charming village that is set amidst the open fields and grazing marshes of the Norfolk Broads, with its friendly, close-knit community centred around the river and the Ferry Inn pub, which incorporates a village shop and bakery.

The village is conveniently located just minutes from Acle, which offers a comprehensive range of local amenities, with easy access to the A47, making it easy to get to Norwich, Great Yarmouth and beyond.

Stokesby is ideal for those seeking a peaceful, sociable and convenient lifestyle.

## ACCOMMODATION

### Entrance Hall

Wooden floor, downlighters, built-in cupboard.

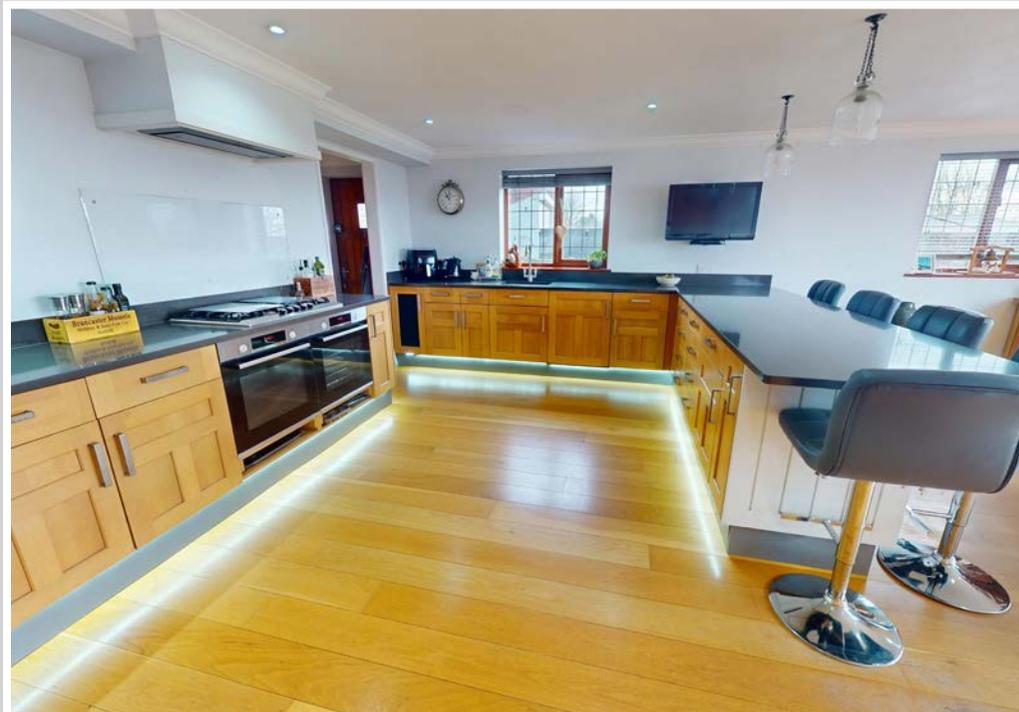
### Cloakroom

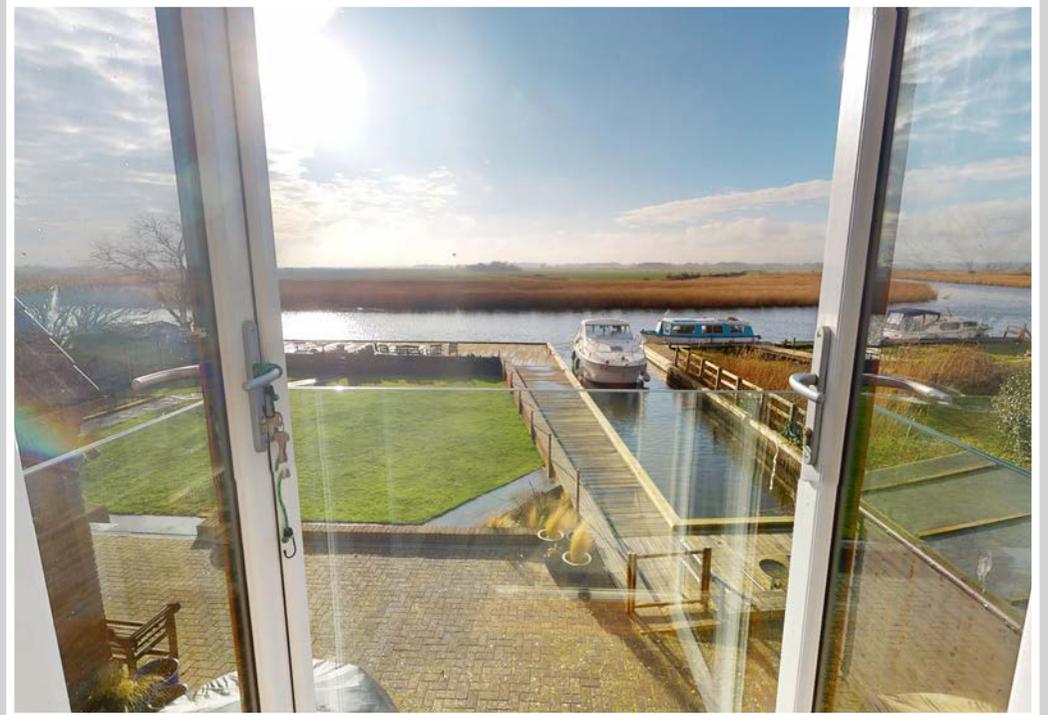
Low level w/c, hand basin.

### Kitchen/Dining Room: 17'9" x 22'4"

A spacious and inviting living space, ideal for entertaining, with an extensive range of floor-mounted wooden cupboards complemented by a substantial black quartz worktop, a built-in sink and drainer, breakfast bar with comfortable seating for five, two built-in ovens, a six burner gas (LPG) hob, with extractor fan and ambient floor level lighting.

Wooden floor, coved ceiling and downlighters. Triple aspect with wide span bi-folding doors leading out onto the large rear terrace.





## Utility Room

Range of wall and floor-mounted units with sink. Tiled floor, full-length fitted cupboards, plumbing and space for a washing machine, tumble dryer and an American style fridge/freezer. Tiled floor, door to rear.

## Living Room: 12'5" x 17'9"

Dual aspect with bi-folding doors to the rear with views out over the mooring, river and the open marshes beyond. Inset electric fire, coved ceiling and downlighters.

## Bedroom 5/Study: 12'6" x 14'0"

Generous and versatile with a wooden floor, coved ceiling. Downlighters, window to front and side.

## FIRST FLOOR

### Landing

Large Velux window to rear, access to loft space, two built-in cupboards.

## Master Bedroom: 12'6" x 13'9"

Dual aspect with UPVC French doors leading to a Juliet balcony with spectacular, uninterrupted views. Window shuttered front and back. Eaves storage, downlighting, two radiators.

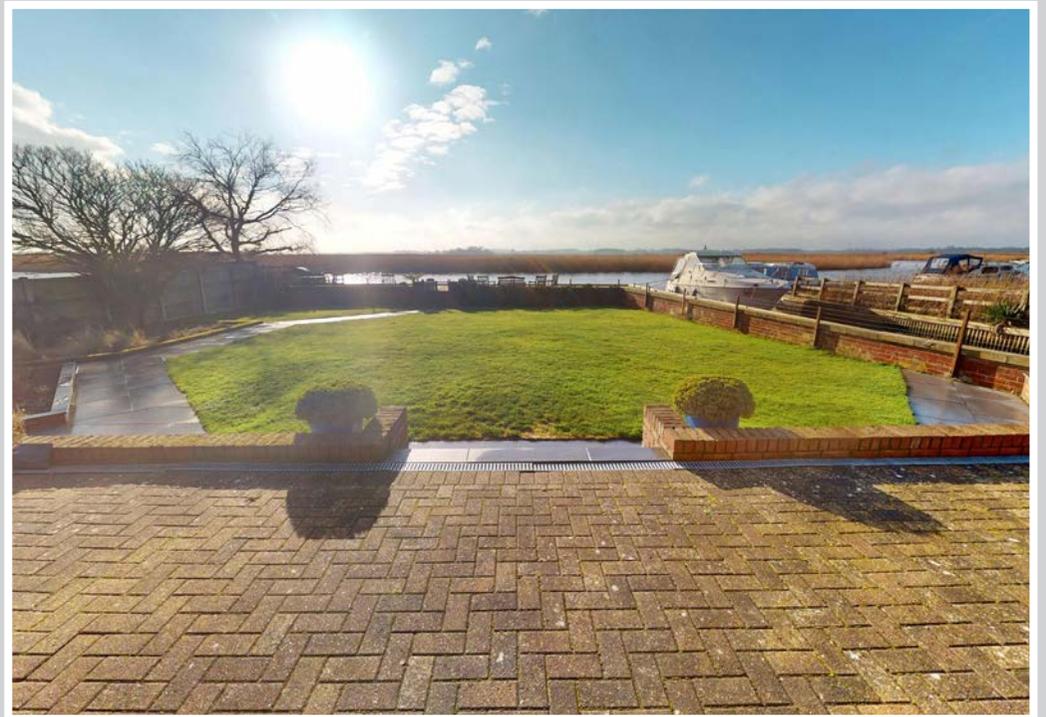
## En-Suite Shower Room

Shower enclosure, vanity wash basin, w/c, heated towel rail, fully tiled, extractor fan, downlighters, illuminated mirror, window to front aspect.

## Bedroom 2: 13'8" x 11'4"

Window to rear with impressive river views, radiator, downlighters.





### Bedroom 3: 13'8" x 11'1"

Window to front aspect. Radiator, downlighters, four door fitted wardrobe.

### Bedroom 4/Dressing Room: 11'0" x 6'0"

Four door fitted wardrobe, radiator, downlighters.

### Family Bathroom

Double walk-in shower enclosure, panelled bath, vanity wash basin, w/c. Fully tiled, illuminated mirror, heated towel radiator, extractor fan. Window to side.

## OUTSIDE

The property is approached via a recently resurfaced, gravelled driveway providing private off-road parking for multiple vehicles. Steps lead up to the front door. There is external lighting and power, and gated access to the rear on both sides.

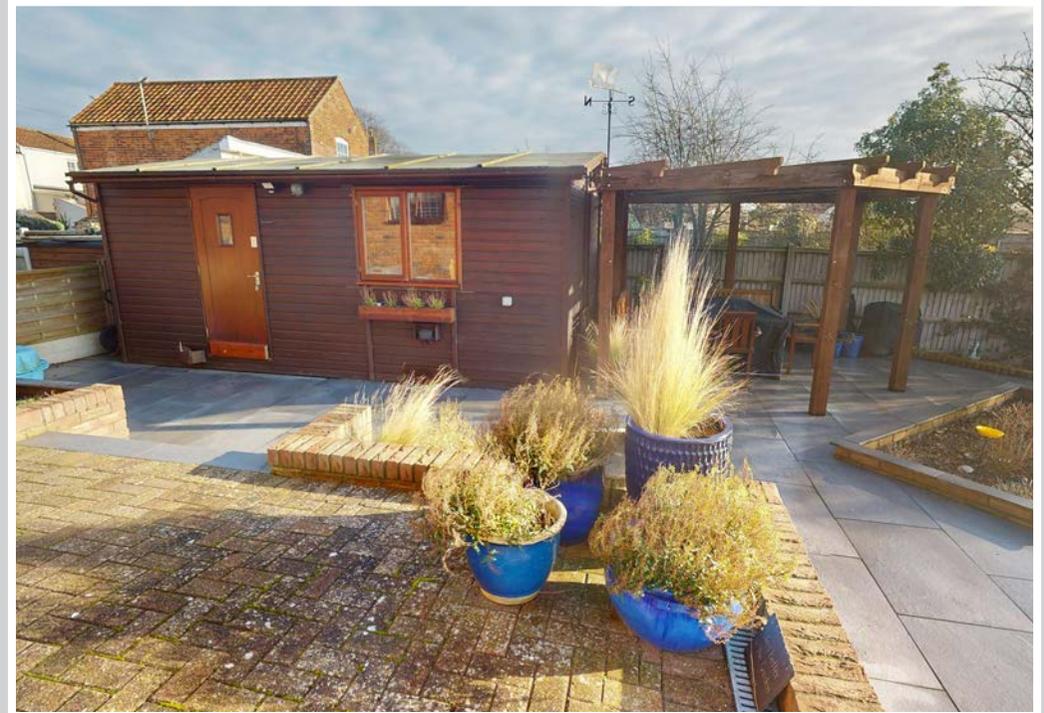
The south-facing rear garden is dominated by stunning panoramic views out over the River Bure and the open marshland beyond.

A raised sun terrace runs the full width of the property, accessible from both the living room and the kitchen/dining room.

There is a shed and a generous timber workshop with power and light with adjacent hand-built pergola.

The majority of the garden is laid to lawn with a pathway leading down to the raised river frontage and mooring dock.

The substantial river frontage extends to approximately 75ft with extensive decking providing another excellent area for entertaining, whilst offering significant additional moorings. The large mooring dock is approximately 65ft long by approximately 15ft wide. This does narrow slightly as it comes to an end.



The decking has been renewed over the last 5/6 years, and the quay heading was replaced in steel during 2024.

There is external power, light and water.

### ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating with underfloor heating to the ground floor and radiators to the first floor.

LPG to the gas hob.

Oil boiler replaced in 2022.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

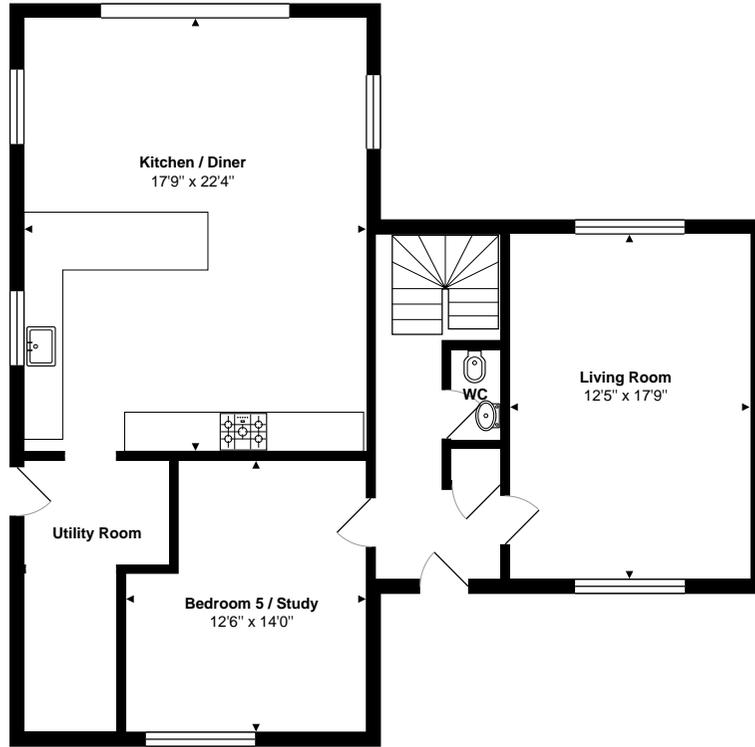
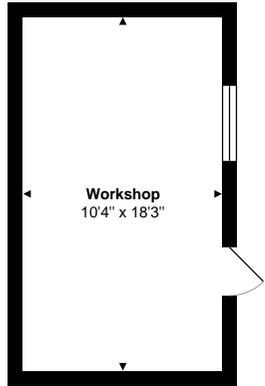
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.

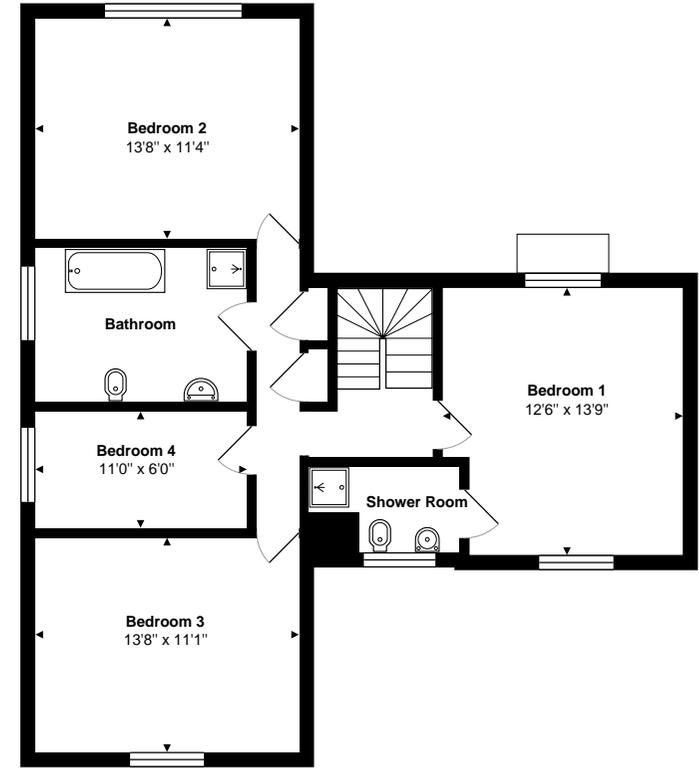
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.







**Ground Floor**



**First Floor**

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY





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