



Blue Waters, L2D North West Riverbank, Potter Heigham, NR29 5ND

£245,000



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£245,000

# Blue Waters, L2D North West Riverbank

Potter Heigham, Great Yarmouth, NR29 5ND

- Spacious Detached Riverside Bungalow
- Master En-Suite
- Quay Headed River Frontage & Mooring Dock
- Southerly River Facing Aspect
- An Ideal Second Home Or Holiday Let
- Three Bedrooms
- Impressive 7.17m River Facing Living Area
- Fantastic River & Marshland Views
- Sought After Broadland Location
- Internal Viewing Highly Recommended

Aldreds are pleased to offer this spacious three bedroom riverside bungalow situated in the popular Broadland location of Potter Heigham. Location on the banks of the River Thurne, this extended property offers spacious accommodation including a 7.17m river facing living area, three bedrooms, master en-suite and a shower room. The property offers uPVC sealed unit double glazed windows, modern fixtures and fittings, a generous garden, quay headed river frontage and a mooring dock. Internal viewing is highly recommended to appreciate this nicely positioned property which is directly opposite Repps Staithe.



## Entrance Hall

Part glazed entrance door to side aspect, power points, doors leading, off, open plan access to;

## Living Room/Kitchen Area

### Kitchen Area 11'9" x 6'0" (3.59m x 1.84m)

With a range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer with mono bloc tap, plumbing for dishwasher, integrated electric oven, ceramic hob and extractor, open plan access to;

### Living/Dining Area 23'6" x 9'1" (7.17m x 2.79m)

A tremendous river facing room with windows and glazed French doors to the front, Southerly aspect, allowing a panoramic view of the River Thurne, wall lighting, power points, television point, telephone point.

### Bedroom 1 8'0" x 8'7" at max (2.45m x 2.64m at max)

Window to side aspect, power points, door giving access to;

## En-Suite Shower Room

Fully tiled walls, hand wash basin within a fitted storage unit, low level w.c., tiled shower cubicle, ventilation.



Bedroom 2 8'10" increasing to 9'10" x 7'1" (2.7m increasing to 3m x 2.16m)

Window to rear aspect, power points.

Bedroom 3 8'11" x 7'1" (2.72m x 2.16m)

Window to rear aspect, power points.

### Shower Room

Side facing obscure glazed window, fully tiled walls, tiled shower cubicle with electric shower, ventilation, low level w.c., hand wash basin within a fitted unit with storage surrounding, heated towel rail, power points, plumbing for washing machine.

### Outside

The property occupies a generous riverside plot with quay headed river frontage of a total of approximately 59ft (stms) and a mooring dock to the side 30ft x 17ft10 at max. The grounds are predominately laid to lawn with timber decked seating area to the front of the property, garden store to rear. Pedestrian access is to the rear of the property via the riverside tow path, with an outstanding open marshland view available.

### Tenure

Leasehold - 'A' Lease. We are informed the term remaining is until 2085, approximately 59 years. Annual ground rent £5.00, Annual service charge for 2026 is £200.

### Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149. Upon reaching Potter Heigham turn right into Station Road. At the junction turn left onto Bridge Road and proceed into the village centre where short term parking is available. From Potter Heigham Stone Bridge, the property is accessed on foot on the Northwest Riverbank over the footbridge at Herbert Woods Boatyard. Proceed on foot as this runs into the Ludham Riverbank. The property can be located by our FOR SALE board. Alternative access is available across the river by boat from Repps Staithe which is almost opposite the property. The best postcode for sat nav's is for Repps Staithe which is NR29 5JY.



## Services

Mains water, electric & drainage.

## Agents Note

At the time of listing the vendor has a small dayboat and a fishing dory in the mooring dock. These are available by separate negotiation.

## Location

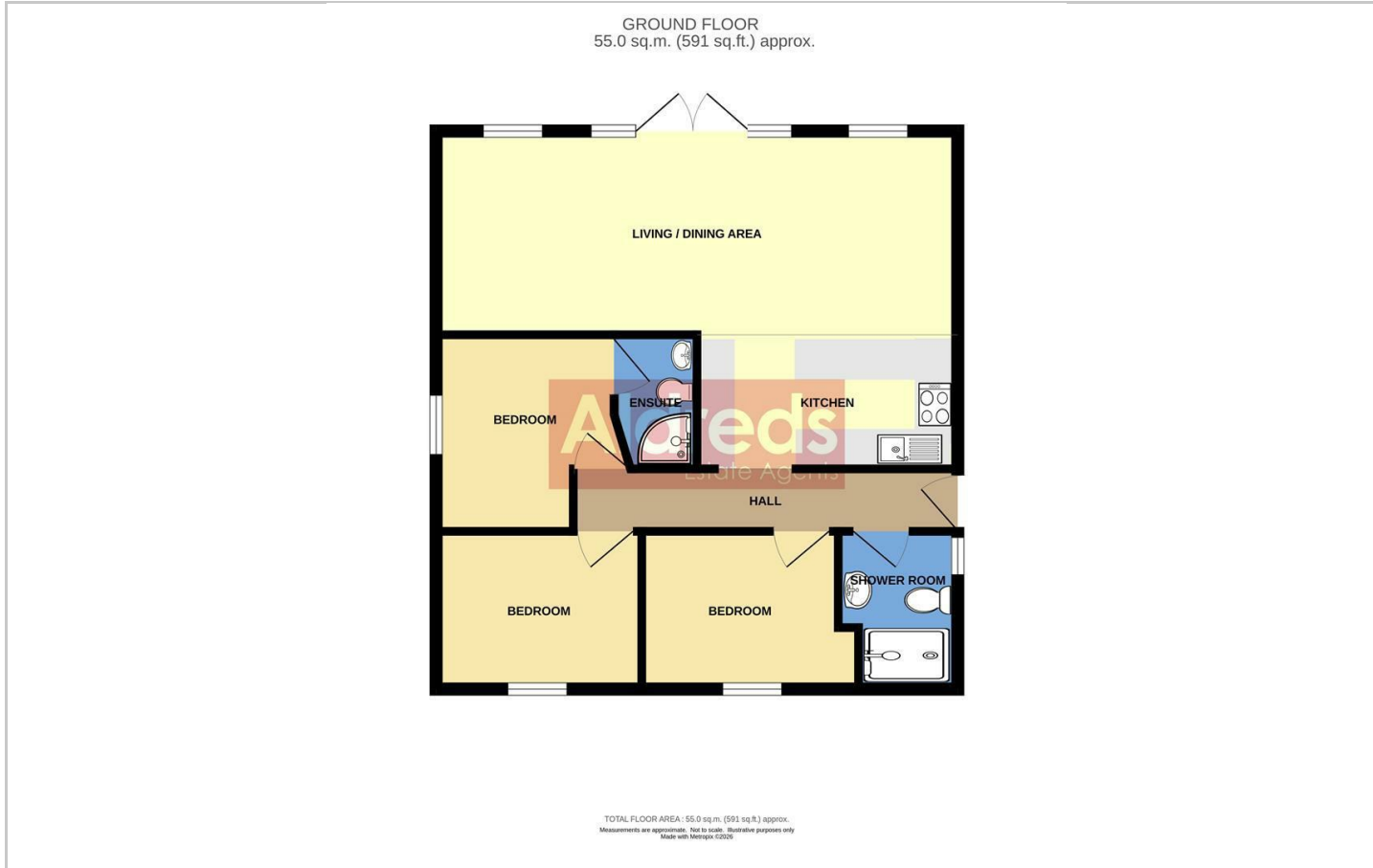
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, selection of shops, two pubs, cafe, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich. The River Thurne connects at its mouth with The River Bure on the Broads network and leads upriver towards Martham, Hickling, Horsey and West Somerton.

## Reference

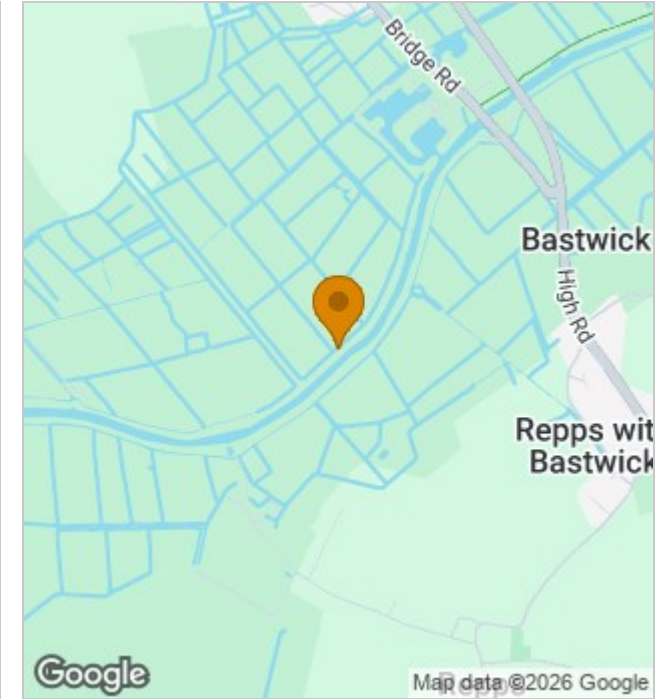
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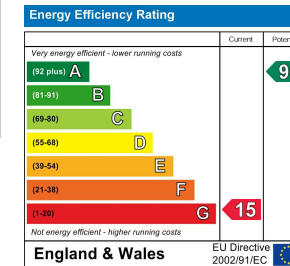
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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