



Daisy Cottage 3 Riverside Repps With Bastwick Great Yarmouth Norfolk NR29 5JZ

We are delighted to offer this two bedroom detached riverside bungalow situated on the banks of the River Thurne at the heart of the Norfolk Broads network. This beautifully presented property offers accommodation including an open plan lounge/dining area, kitchen with walk in pantry, hallway, two bedrooms and a shower room. The property benefits from uPVC sealed unit double glazed windows and doors throughout and it sits in a river facing plot with no immediate neighbours to either side, offering approximately 91ft (STS) of river frontage, including a 22ft x 8ft (STS) wet dock and a superb open countryside aspect to the rear. Internal viewing is highly recommended to appreciate this beautifully presented riverside property.

- **Detached Riverside Property**
- **Non Standard Construction**
- **91ft (STS) Quayheaded River Frontage**
- **Beautifully Presented**
- **Sought After Broadland Location**
- **Two Bedrooms**
- **Superb River and Farmland Views**
- **Woodburning Stove**
- **Mooring Dock**
- **Must View!**

£164,950 Leasehold

Viewings

Please call us on 01692 581089 to make an appointment

Aldreds Estate Agents

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Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-120	A		92-100	A	
85-101	B		82-91	B	
69-80	C		68-81	C	
55-68	D		55-67	D	
39-54	E		39-54	E	
21-38	F		21-38	F	
1-20	G		1-20	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	1	1		1	1
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AWAITING EPC



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Mortgage Advice Bureau

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Accommodation:

Kitchen 12' 0" x 5' 10" (3.67m x 1.78m)

Part glazed entrance door, window to rear aspect, a range of fitted kitchen units with roll edge work surface and tiled splash back, stainless steel sink drainer, power points, LPG gas point for cooker, built in cupboard, doors leading off:

Walk-in Pantry Cupboard

Light, power points, plumbing for washing machine, fitted shelving.

Open Plan Lounge/Diner

Dining Area 8' 9" x 7' 11" (2.67m x 2.41m)

Window to front aspect allowing a full river view, power points, open plan access to:

Lounge Area 15' 7" x 13' 4" (4.74m x 4.06m)

A lovely double aspect room with attractive open farmland views to the rear towards Repps with Bastwick Parish Church and river views to the front, glazed french doors giving access to river facing deck, attractive fireplace with a wood burning stove, power points, television point, telephone point, wall lighting, exposed beams, door giving access to:

Hallway

Window to rear aspect, power points, doors leading off:

Bedroom One 12' 3" reducing to 10' 2" x 7' 10" (3.73m reducing to 3.13m x 2.38m)

Window to front river facing aspect, power points, a range of built in cupboards, wall lighting.

Bedroom Two 8' 0" increasing to 10' 2" x 7' 8" (2.45m increasing to 3.12m x 2.34m)

Window to front river facing aspect, power points, bedside wall lighting, a range of built in cupboards.

Shower Room 4' 11" x 4' 11" (1.51m x 1.49m)

Obscure glazed window to rear aspect, part tiled walls, low level wc, tiled shower cubicle with electric shower, hand wash basin within a fitted storage unit, ventilation, heated towel rail.

Outside

The property sits in beautifully maintained gardens with an attractive decked area to the side of the property getting the benefit of both river and countryside views. The plot offers approximately 91ft (STS) of river frontage including a wet dock measuring approximately 22ft x 8ft (STS). Delightful lawned gardens with decked areas extending to the front of the property, workshop area with adjoining timber shed and timber workshop. External water supply and lighting.

Tenure

Leasehold on a 'B' lease: 85 years from 1st April 2000, (approx 68 years remaining) Annual service charge and ground rent for 2017 was £1800.00

Council Tax

Great Yarmouth Borough Council: Band A

Directions

From our Stalham office, turn right onto the High Street and left at the junction with the A149, following the signs towards Great Yarmouth. On arrival at Potter Heigham turn right into Station Road and left onto Bridge Road where parking can be found. The property is accessed on foot on the Martham Riverbank via a pathway leading from the side of Potter Fish & Chips Bar and under the New bridge. The property can be found a short way along on the left hand side on the Repps river bank.

Location

Repps with Bastwick is located adjacent to Potter Heigham which is a Broadland village situated on the River Thurne, approx 12 miles from Great Yarmouth to the South East. Village amenities include a post office, selection of shops, cafe, fish and chip shop, boat yards and a bus service which operates to Great Yarmouth and the city of Norwich.

Reference

S9231/PJL

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