



Riverside Estate, Brundall, Norwich

Guide Price £350,000 Freehold

Energy Efficiency Rating : TBC

- ✓ No Chain!
- ✓ 2007 Built Riverside Chalet
- ✓ 12 Month Residential Occupancy
- ✓ Approx. 55ft Moorings (stms)
- ✓ Gated Entrance & Car Port
- ✓ 20' Open Plan Living Space
- ✓ Well Fitted Kitchen
- ✓ Two Double Bedrooms

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! This **DETACHED Riverside Chalet** was **FULLY RE-BUILT** in 2007, and occupies one of the **BEST POSITIONS** on the **RIVER**, with **FAR REACHING VIEWS** across the **RIVER YARE**, and a **RARE OPEN PLAN LAYOUT**. With approximately 55ft (stms) of **QUAY HEADING** and **MOORING**, this **PICTURESQUE SETTING** offers **12 MONTH RESIDENTIAL OCCUPANCY**, but would of course be an ideal **HOLIDAY HOME** or **LET**. Driving through the **DOUBLE GATES**, ample parking and a **CAR PORT** can be found. The **GARDENS** wrap around the property, with various planting and **DECKED SEATING AREAS** looking across the river. A useful **OUTBUILDING** offers **ANNEXE POTENTIAL** (stp), and is currently used as a **UTILITY ROOM**, gardeners cloakroom and **WORKSHOP**. The main property offers a **20' SITTING/DINING ROOM** with full width and **FULL HEIGHT WINDOWS** overlooking the moorings. The **KITCHEN** is open plan and **WELL FITTED**, with further storage **CUPBOARDS**. A hall entrance, **TWO DOUBLE BEDROOMS** with extensive **BUILT-IN WARDROBES** and shower room complete the property.

LOCATION

The **Broadland Village of Brundall** is located **East of the Cathedral City of Norwich**, having excellent transport links via **Road and Rail**. The **Village** itself has an abundance of amenities including **Village Shops**, **Post Office**, **Primary School**, **Doctors' Surgery** and **Public Houses**. **Brundall** is conveniently located close to the **Norfolk Broads** and its extensive range of **Leisure and Boating activities**.

DIRECTIONS

You may wish to use your **Sat-Nav (NR14 8BJ)**, but to help you... Leave **Norwich** on the **A47** heading towards **Great Yarmouth**. At the **Brundall/Blofield roundabout** take the **third exit** onto **Cucumber Lane**. Follow this road along and round the **tight left hand bend** onto **The Street** and over the **mini roundabout**. Continue along turning **Right** onto **Station Road** passing our office. Continue down the hill and over the **Railway line** and passed **The Yare Pub**, following the signs to the **Brundall Bay/Riverside Estate**, where the chalet can be found on your **right hand side**.

Approached via **high level timber gates** and an adjacent **pedestrian gate**, off road parking is provided to the front of the property with an adjacent **car port** providing further covered parking if required. The property sits centrally in its plot with gardens to both the front and rear, along with access leading to the main property and detached **workshop/utility room**.

uPVC double glazed entrance door to:

ENTRANCE HALL

Wood effect flooring, electric storage heater, smooth ceiling with loft access hatch and pull down ladder, doors to:

DOUBLE BEDROOM

9' 4" x 9' 1" Max. (2.84m x 2.77m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front, full width built-in wardrobes housing electric fuse box, smooth ceiling.

SHOWER ROOM

Modern white three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, double shower cubicle with thermostatically controlled shower, 'Aqua board' splash backs, wood effect flooring, electric heated towel rail, uPVC obscure double glazed window to front, wall mounted back lit vanity mirror, smooth ceiling with extractor fan.

DOUBLE BEDROOM

10' 2" x 9' 4" Max. (3.1m x 2.84m) Fitted carpet, wall mounted electric heater, uPVC double glazed window to front, built-in full width wardrobes, television point, smooth ceiling.

SITTING/DINING ROOM

20' 6" x 16' Max. (6.25m x 4.88m) Offering outstanding views across the river, this spacious well proportioned room offers high ceilings and an abundance of natural light. With wood effect flooring underfoot, this versatile and open plan area offers wall mounted electric heater, uPVC double glazed full height windows to side and rear spanning the width of the room, uPVC double glazed sliding patio doors to rear garden, built-in storage cupboards x2, smooth ceiling, opening to:

KITCHEN/BREAKFAST ROOM

11' 9" x 8' (3.58m x 2.44m) Enjoying an open plan aspect to the main reception room, along with outstanding views through the rear kitchen window which is perfect for enjoying a view whilst doing the dishes! The kitchen itself offers a modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, matching up-stands, inset electric ceramic hob and built-in electric oven with extractor fan, wood effect flooring, space for fridge freezer and dishwasher, uPVC double glazed window to rear, smooth ceiling.

OUTSIDE REAR

The property enjoys landscaped and planted rear gardens with a variety of raised timber decked seating areas and further shingled expanses - which are perfect for enjoying the afternoon sun. With panoramic river views, the garden offers planted borders and an open aspect to the side of the property where the car port and work shop/utility room can be found. The mooring measures 55ft (stms) in length and is of timber construction.

UTILITY ROOM

9' x 8' 1" Max. L-Shaped. (2.74m x 2.46m) With an access door leading from the front of the building which is located in the front garden, the utility offers a fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel bowl sink with electric water heater, 'Aqua board' splash backs, wood effect flooring, space for washing machine and tumble dryer, electric fuse box, smooth ceiling, door to:

WORK SHOP

10' 7" x 9' 1" (3.23m x 2.77m) uPVC double glazed window to front, smooth ceiling, door to:

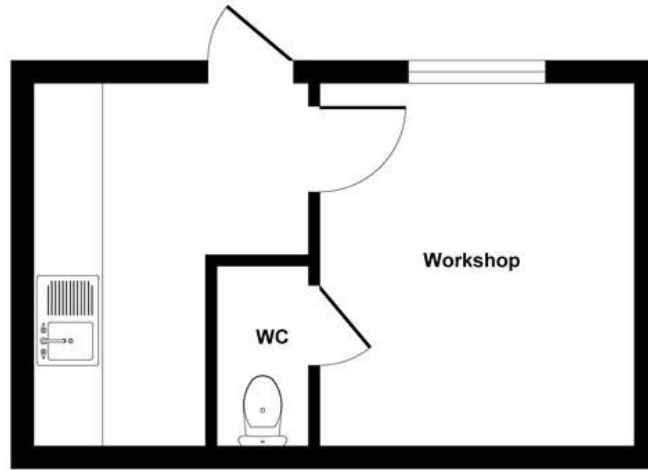
CLOAKROOM

Low level W.C, extractor fan, wood effect flooring, smooth ceiling.

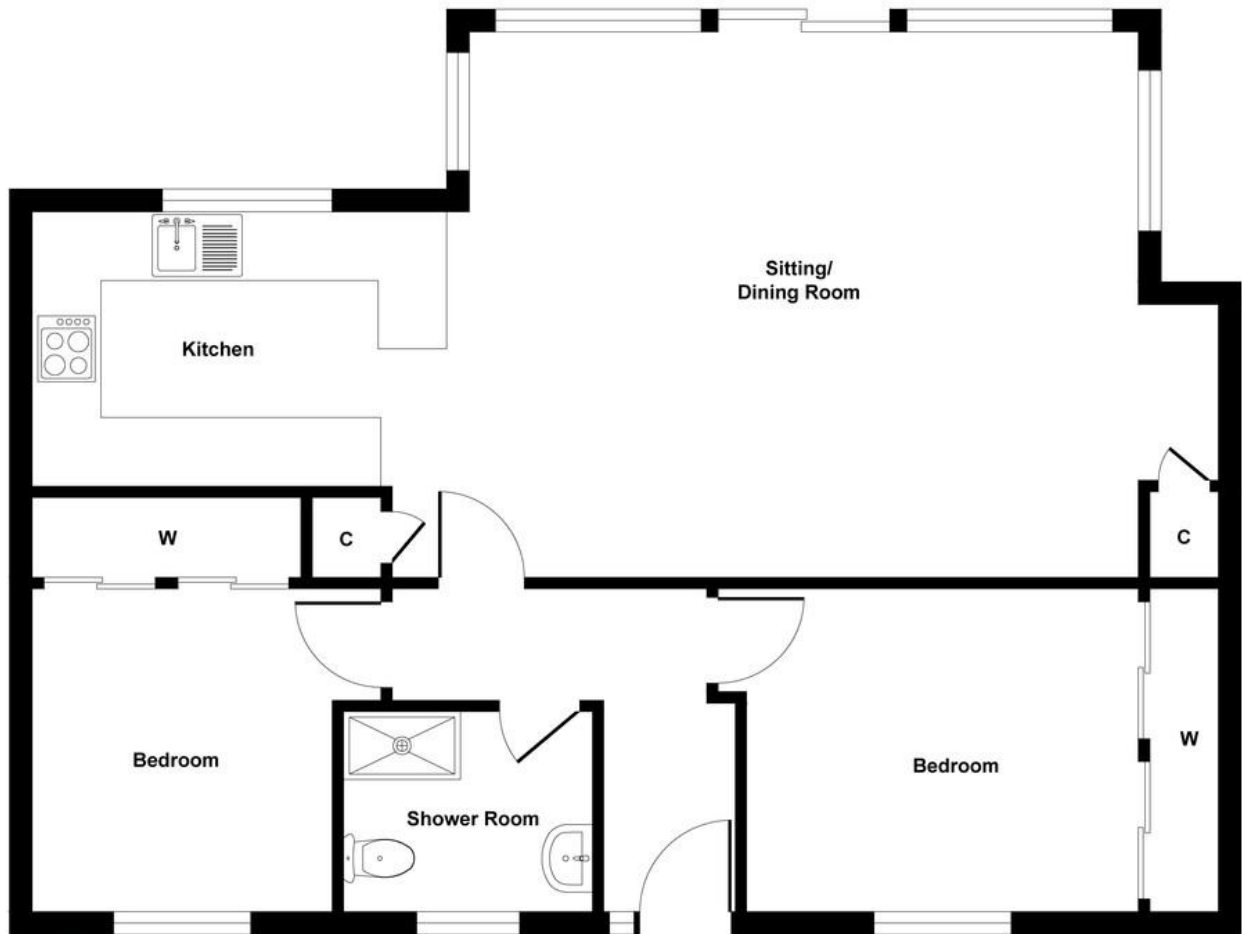
AGENTS NOTE

The property offers 12 month full residential usage. A private Mantair sewerage treatment plant is installed, with access from within the outbuilding. A service charge in the region of £70 PA covers the maintenance of the roads.





Outbuilding



Ground Floor
Approximate Floor Area
802 sq. ft
(74.50 sq. m)

Approx. Gross Internal Floor Area 802 sq. ft / 74.50 sq. m



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson, Company Registration Number 10386501
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
VAT Registration Number 253 994 172