



FERRY VIEW ESTATE, HORNING
£220,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







THE MOORINGS, FERRY VIEW ESTATE, HORNING, NORFOLK NR12 8PT

- A detached freehold waterside bungalow with private parking
- Flexible layout allowing for 1 or 2 bedrooms
- Newly quay headed 40ft mooring
- Just off the River Bure
- Walking distance of the centre of Horning
- Year round holiday use permitted
- No onward chain

A perfectly placed holiday property ideally situated just off the River Bure and within walking distance of the wealth of amenities Horning has to offer.

Detached, freehold, with a parking space and a newly quay headed 40ft long private mooring and offered for sale with no onward chain.

The flexible accommodation consists of a living room which is open to the kitchen, a dual aspect bedroom, dining room/bedroom 2 which leads to the shower room.

Features include electric heaters and UPVC sealed unit double glazing.

ACCOMMODATION

Living Room: 13'2" x 11'0"

Window to front aspect with views out over the water. Exposed wooden floor, electric wall mounted slimline heater, TV point, open plan to:

Bedroom 1: 13'0" x 7'8"

Dual aspect with window to the front aspect offering waterside views with the rear looking out over the mooring. Wall mounted electric slimline heater, panelled door, wooden floor.

Dining Room/Bedroom 2: 11'0" x 7'11"

Window to rear looking out over the mooring. Exposed wooden floor, built in airing cubboards, wall mounted electric slimline heater, panelled door.



Shower Room

Low level w/c, wash basin, shower cubicle, heated towel rail. Partially tiled walls, wooden floor, panelled door, extractor fan, window to side, shaver point.

OUTSIDE

The property benefits from a substantial south facing decked seating area that looks out over the water. To the rear of the property is a 40ft side on mooring which we understand was re-quay headed during the winter of 2022/23. There is also a timber storage shed.

Adjacent to the property is a parking area with parking provided for one car.

DIRECTIONS

From Wroxham, proceed along the A1062 towards Horning. Turn right into the village and proceed to the far end of Horning where Ferry View Estate can be found on the right hand side. Continue almost to the end of this road and the property will be located on the right hand side.

ADDITIONAL INFORMATION

Freehold property

Year round holiday use permitted

Services: Mains water, drainage and electricity

Access via a private road.

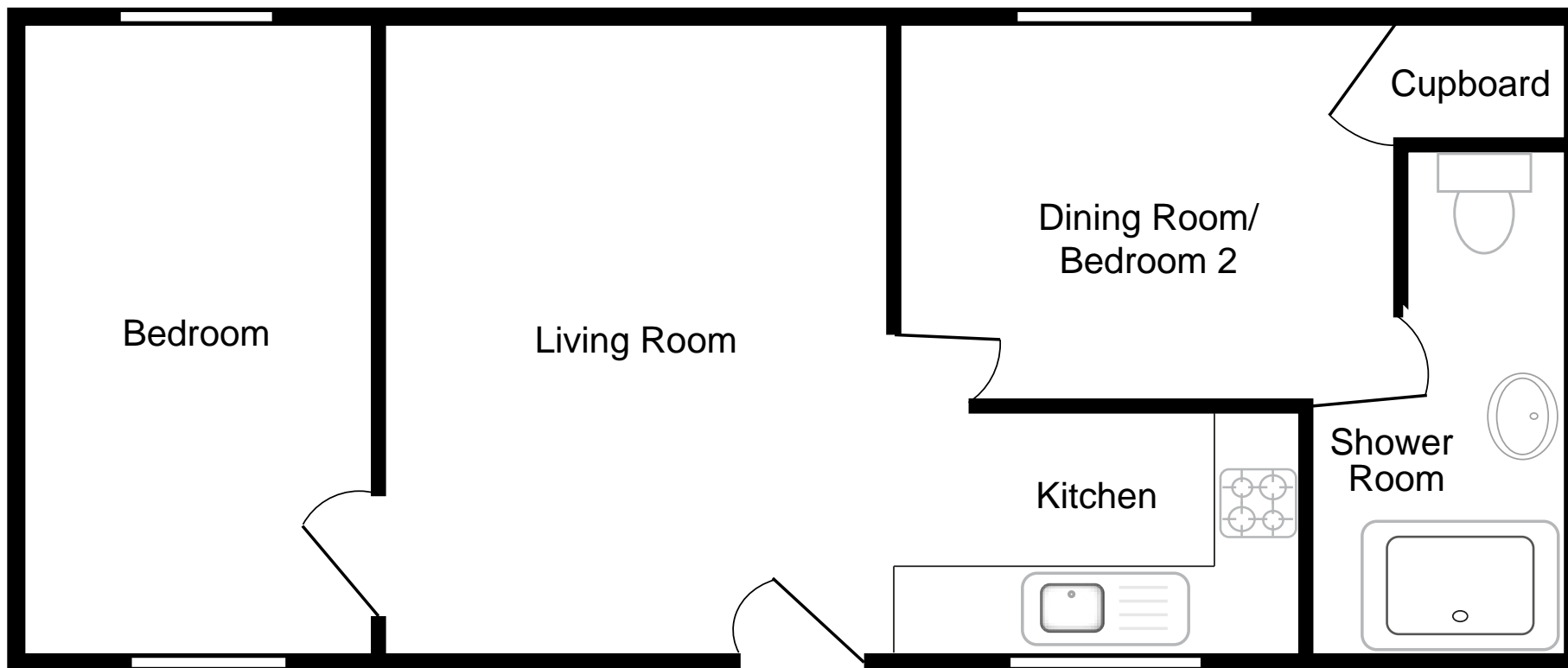
Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

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.







PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		→
(81-91)	B		→
(69-80)	C		→
(55-68)	D		→
(39-54)	E		→
(21-38)	F	←	→
(1-20)	G	←	→
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC



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