



FERRY ROAD, HORNING  
£375,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS







SWAN COTTAGE







## FERRY ROAD, HORNING, NORFOLK NR12 8PS

- Impressive waterside holiday property
- 3 spacious double bedrooms with 3 en-suite shower rooms/bathrooms
- Large open plan living space on the first floor with contemporary high gloss kitchen and a private balcony
- Low maintenance and high spec
- Off road parking
- Private 17ft long mooring
- Highly regarded marina setting just off the River Bure
- Within walking distance to the centre of Horning

An incredibly spacious waterside holiday property, presented to an excellent standard set in a highly regarded marina development just off the River Bure within walking distance of the centre of Horning.

Suitable as a high spec, low maintenance second home or as a perfectly placed holiday let. The well proportioned accommodation consists of an entrance hall, three substantial double bedrooms all served by their own en-suite shower rooms/bathrooms with a large open plan living space on the first floor which includes a well fitted contemporary kitchen, dining area and sitting area leading out onto a private balcony looking out over the water.

Other features include electric night storage heating, off road parking, direct water access with a private mooring extending to approximately 17ft long. Contents available by separate negotiation.

### ACCOMMODATION

#### Entrance Hall

Opens out into a generous reception area, two built in storage cupboards, night storage heater, staircase to first floor.

#### Master Bedroom: 16'4" x 14'2" + 8'6" x 6'9"

Impressive master bedroom with sliding patio doors leading out onto a private decked seating areas looking out over the water with a private mooring. Down lighters, night storage heater.



### En-Suite Bathroom

Panelled bath, large shower enclosure, wash basin, w/c, heated towel rail, tiled walls, extractor fan and wall mounted heater.

### Bedroom 3: 12'4" x 11'9"

Window to front aspect, down lighters, electric wall mounted heater.

### En-Suite Shower Room

Walk-in shower enclosure, w/c, wash basin, heated towel rail, wall mounted fan heater, extractor fan.

## FIRST FLOOR

### Landing

Night storage heater.

### Cloakroom

W/c, wash basin, heated towel wail, extractor fan.

### Open Plan Living Space: 22'4" x 16'3"

Impressive and spacious, incorporating a high gloss contemporary kitchen with built in oven, hob, extractor hood, microwave, and fridge freezer with breakfast bar. Sliding patio doors leading out onto a private balcony with views out over the water. Coved ceiling, night storage heater.

### Bedroom 2: 16'5" x 11'0" (18'8" max)

Window to front aspect with views out towards the River Bure. Night storage heater.









## En-Suite Shower Room

Large walk-in shower enclosure, w/c, wash basin, extractor fan, tiled walls.

## OUTSIDE

There is a private brick weave parking area and a decked seating area to the rear with direct access to the water with private quay heading extending to approximately 17ft - suitable to moor a small boat, launch kayaks/paddle boards and the perfect spot to sit and fish.

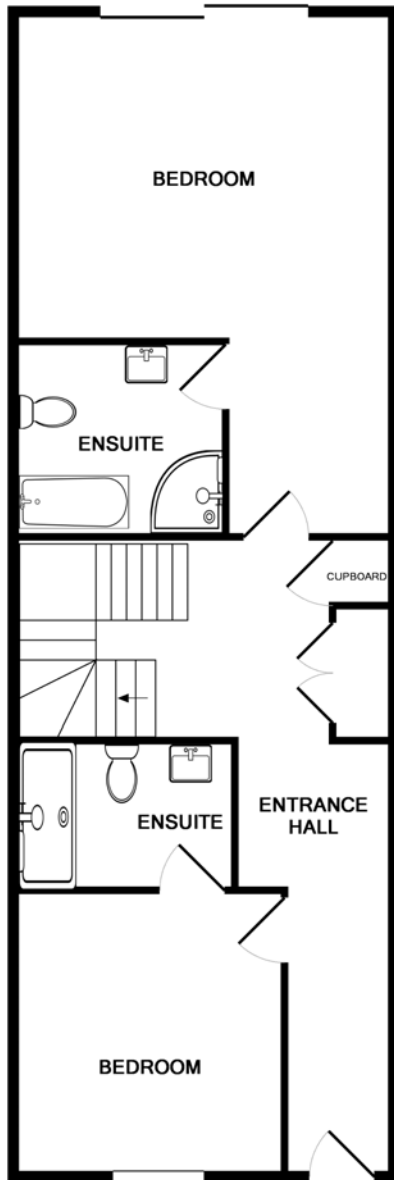


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

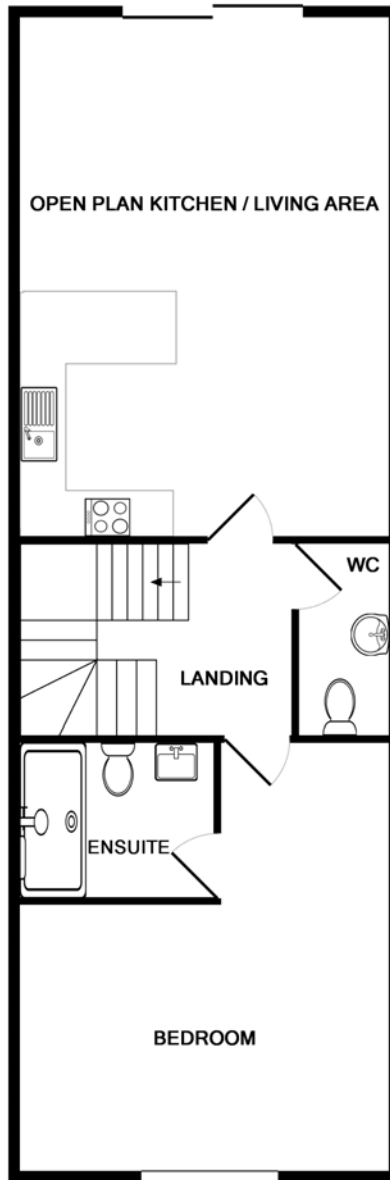
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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






GROUND FLOOR  
APPROX. FLOOR  
AREA 817 SQ.FT.  
(75.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 817 SQ.FT.  
(75.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1635 SQ.FT. (151.9 SQ.M.)

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		10
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	10	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





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