



LOWER STREET, HORNING
OFFERS OVER £1,000,000 FREEHOLD

WATERSIDE
ESTATE AGENTS





LOWER STREET, HORNING, NORFOLK NR12 8PF

- Sought after riverside location
- South facing aspect with panoramic views
- Five double bedrooms with three bathrooms/shower rooms
- Stunning 36ft long living space
- Private mooring dock
- Double garage, ample parking

A truly stunning, stylish and substantial riverside residence set on the banks of the River Bure within the sought after village of Horning at the very heart of the Broads.

Dramatically improved by the current owners, the property now offers spacious and flexible accommodation that consists of a spacious entrance hall, ground floor sitting room, master bedroom with large four-piece en-suite bathroom, two further ground floor double bedrooms, shower room, cloakroom and utility room. The first floor is dominated by a 36ft long triple aspect living space running the full length of the house within three sets of sliding patio doors all leading out onto a south facing balcony providing panoramic views out over the River Bure.

Also on the first floor are two more double bedrooms, one with an en-suite bathroom, the other with an adjacent cloakroom.

Other features include quay headed river frontage extending to approximately 45ft including a private mooring dock extending to 34'10" x 13'2".

An impressive, newly constructed sun terrace offers the ideal vantage point to enjoy the ever changing river view.

White Gables also offers extensive off road parking with hard standing for a boat or caravan, a workshop and a double garage.

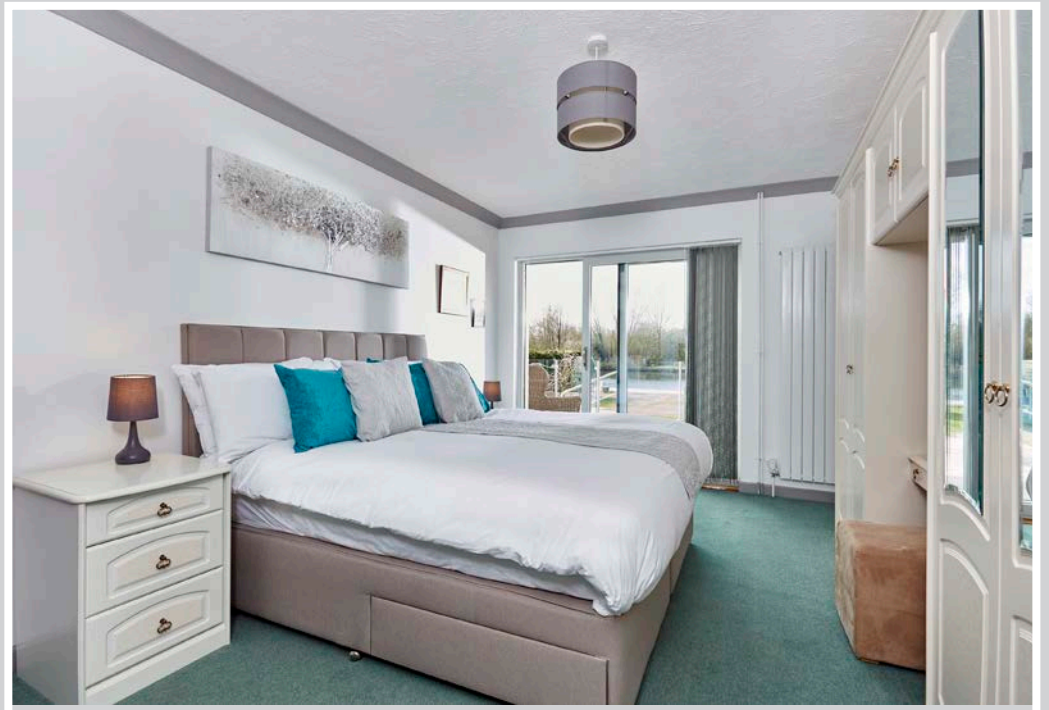
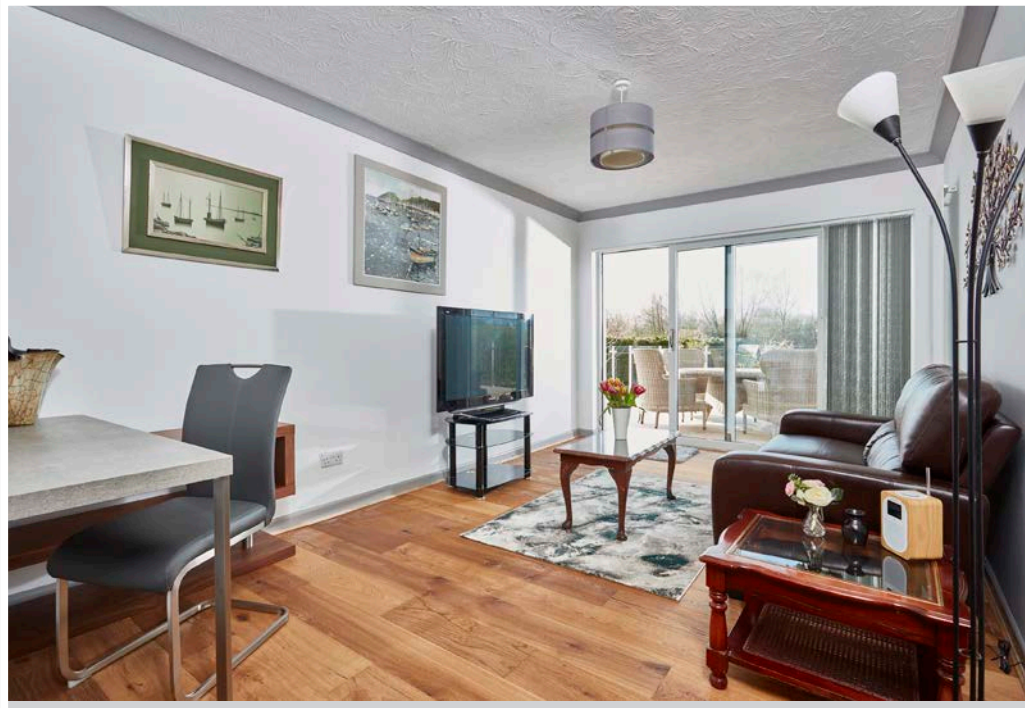
ACCOMMODATION

Entrance Hall

Wooden floor, coved ceiling, staircase to first floor, open plan to:

Sitting Room: 15'9" x 10'1"

Large sliding patio doors leading out onto the terrace with river views. Wooden flooring, coved ceiling, vertical radiator.



Inner Hallway

Wooden flooring, coved ceiling.

Cloakroom

Low level w/c, hand basin, fully tiled walls, radiator, coved ceiling, panelled door.

Utility Room: 8'10" x 5'7"

Window to front aspect. Fitted storage units, plumbing for washing machine, radiator, fully tiled.

Master Bedroom: 15'9" x 11'4"

Sliding patio doors to rear with access to the raised sun terrace with river views. Vertical radiator, coved ceiling, panelled door.

En-Suite Four-Piece Bathroom

Low level w/c, wash basin, bidet, panelled bath with shower and screen, tiled walls and floor, window to front and side, coved ceiling.

Bedroom 2: 14'7" x 13'6"

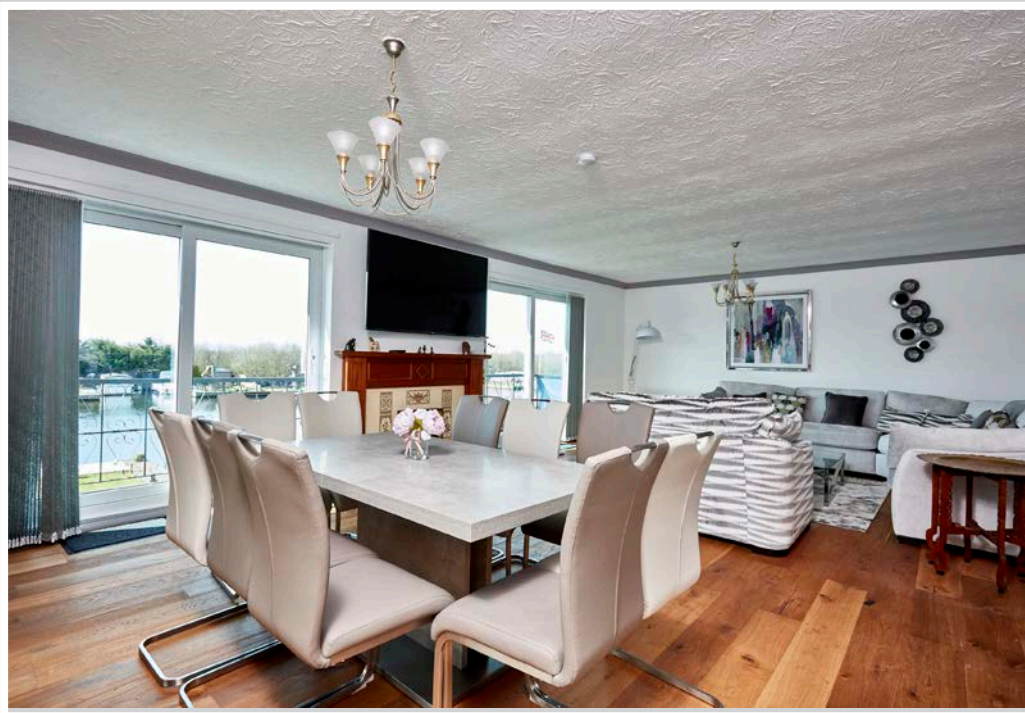
Sliding patio door to rear, coved ceiling, panelled door, vertical radiator, built in cupboard.

Shower Room

Low level w/c, wash basin, shower enclosure, radiator, fully tiled.

Bedroom 3: 12'11" x 9'5"

Window to front aspect, coved ceiling, radiator, panelled door.



FIRST FLOOR

Landing

Wooden floor, radiator, coved ceiling.

Open Plan Triple Aspect Living Space: 36'8" x 16'2"

With three sets of sliding patio doors leading out onto a south facing balcony with breathtaking views. The fully fitted kitchen provides a full range of wall and floor mounted storage units with built in sink unit, fitted double oven, hob and extractor fan, fitted fridge and freezer and a fitted dishwasher. Tiled walls with under unit lighting and down lighters. Wooden flooring throughout, radiators, coved ceiling.

Bedroom 4: 14'4" (21'4" max) x 10'4"

Window to front aspect, two radiators, coved ceiling.

En-Suite Bathroom

Low level w/c, panelled bath with shower and screen, low level w/c, vanity wash basin, radiator, tiled walls and floor.

Bedroom 5: 10'10" x 8'6"

Windows to front and side, built in cupboard, coved ceiling, panelled door, radiator.

Cloakroom

Low level w/c, wash basin, tiled floor, radiator, coved ceiling, extractor fan.

OUTSIDE

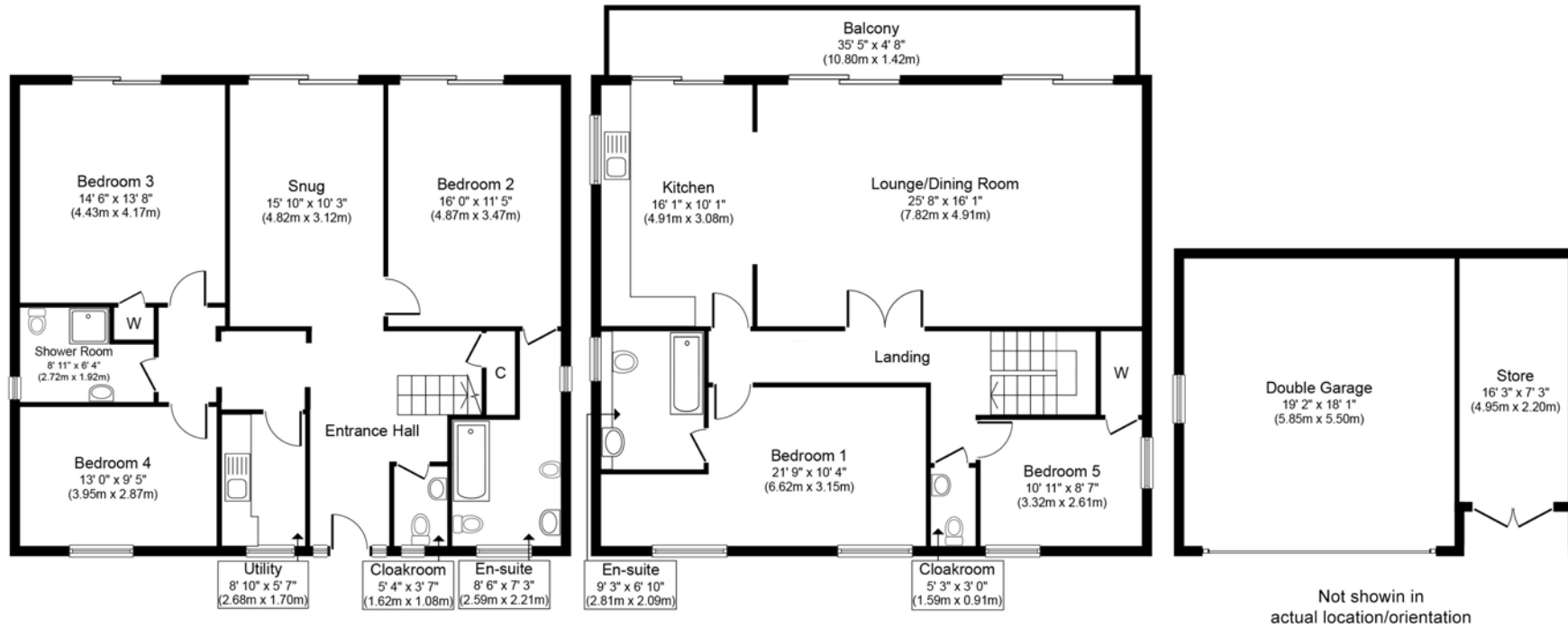
The property is approached via a private driveway providing off road parking for several vehicles with additional hard standing for a caravan/boat. There is also a workshop and a double garage.

The south facing rear garden leads down to the water's edge with the quay headed river frontage extending to approximately 45ft with the mooring dock measuring 34'10" x 13'2".









Ground Floor
 Approximate Floor Area
 1,111 sq. ft.
 (103.2 sq. m.)

First Floor
 Approximate Floor Area
 1,111 sq. ft.
 (103.2 sq. m.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

PLAN NOT TO SCALE
 FOR GUIDANCE PURPOSES ONLY

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.





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