



LOWER STREET, HORNING
£310,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







LOWER STREET, HORNING, NORFOLK NR12 8PF

- A quirky detached freehold waterside property
- Private 35ft mooring
- Large wrap around balcony
- Off road parking for 2 cars
- Recently redecorated inside and out
- No onward chain
- Within walking distance of a wide range of facilities

A well presented and quirky three bedroom detached property looking out over the water with a large balcony, private mooring and off street parking located in the centre of Horning.

Offered for sale with no onward chain, with accommodation that includes a large L-shaped triple aspect living room with sliding patio doors out onto the rear deck. There is a kitchen and a utility room as well as a ground floor cloakroom.

On the first floor, the master bedroom opens out onto a large wrap around balcony with views out over the water and the mooring, with two further bedrooms and a shower room.

Outside the property offers off road parking for two cars to the front and an L-shaped decked area to the rear, complemented by a section of artificial grass and a timber shed.

At the end of the garden is a private mooring measuring approximately 35ft x 13ft with direct access out onto the River Bure.

Features include gas central heating by radiators and sealed unit double glazing.

Horning offers a wide range of facilities which are all within walking distance of this property, these include three riverside pubs, restaurant, deli, village store and a coffee shop. A variety of boat hire options are also available close by.

The perfect Broads base with plenty of scope for further improvement. Viewing recommended.



ACCOMMODATION

L-Shaped Living Room: 21'5" x 8'7" plus 13'2" x 12'8"

Spacious triple aspect living space with three large sliding patio doors to the rear leading directly out onto the sun deck, looking out over the mooring. Three radiators, multiple wall lights. Part glazed front door, staircase to first floor. Newly fitted carpets, gas fire.

Kitchen: 8'7" x 8'2"

Full range of wall and floor mounted units with 1½ ceramic sink unit and drainer. Built in double oven with fitted gas hob, dishwasher, window to side aspect. Built in cupboard, radiator.

Cloakroom

White suite with w/c, wash basin and bidet. Radiator, tiled floor, partially tiled walls. Window to front aspect.

Utility Room: 9'1" x 4'11"

Range of wall and floor mounted units with sink unit and drainer, plumbing for washing machine, tiled floor, wall mounted central heating boiler. Under stair cupboard.

FIRST FLOOR

Landing

Radiator, window to side.

Master Bedroom: 13'9" x 8'10"

Window and part glazed door to rear leading out onto a large wrap around balcony providing impressive views out over the mooring and the water beyond. Radiator, built in wardrobe.





Bedroom 2: 8'9" x 8'9"

Window to side aspect, radiator.

Bedroom 3: 8'9" x 6'9"

Windows to side and rear, radiator.

Shower Room

White suite comprising w/c, wash basin and a shower enclosure, partially tiled walls, radiator, wall mounted fan heater, shaver point.

OUTSIDE

To the rear of the property is an L-shaped garden area mainly decked with an area of artificial grass. This leads to a private mooring measuring approximately 35ft x 13ft - leading out onto the River Bure with access to the entire Norfolk Broads network. The rear garden also includes a timber shed and outside lighting.

The front of the property is approached via a shared gravel roadway with private off road parking for two cars.

ADDITIONAL INFORMATION

Tenure: Freehold

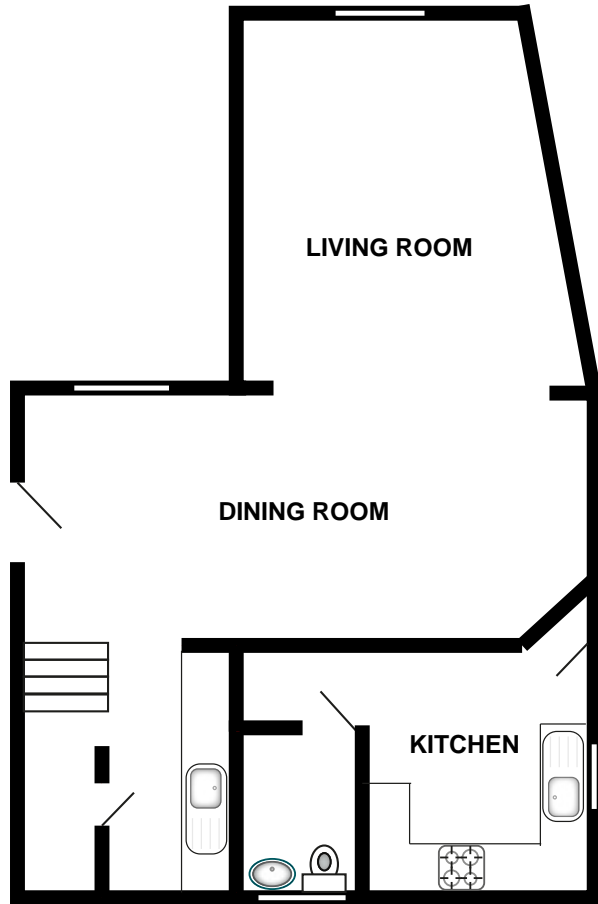
Services: Mains water, drainage, electricity and gas

Access: Via a shared roadway

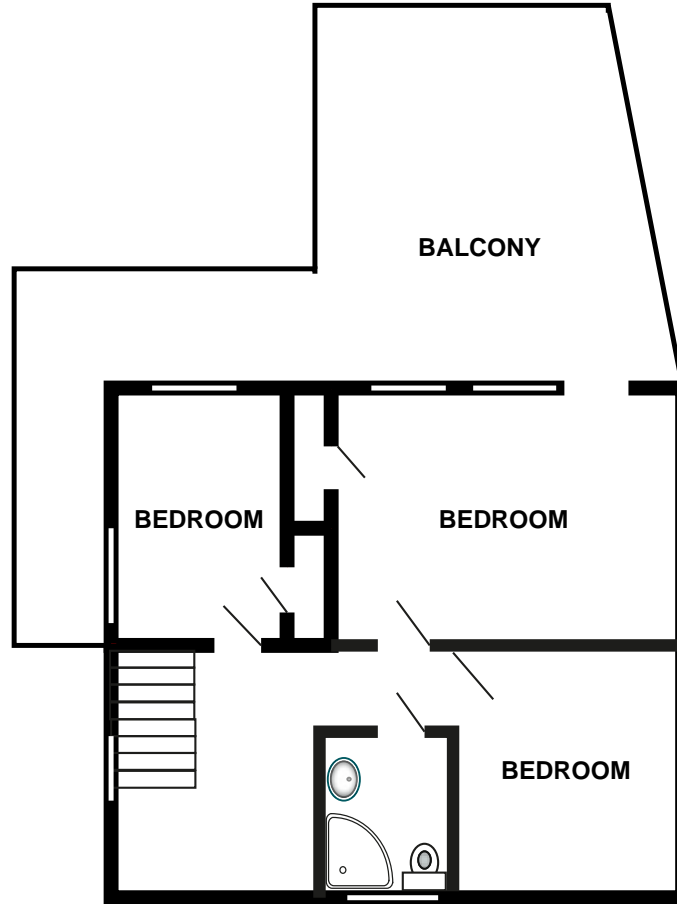
Construction: Believed to be of brick construction on the ground floor and of timber construction on the first floor.







GROUND FLOOR



FIRST FLOOR

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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