



LOWER STREET, HORNING  
£375,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS













## LOWER STREET, HORNING, NORFOLK NR12 8AA

- Deceptively spacious attached property
- Private location within 120 metres of the River Bure
- Close to amenities
- Versatile accommodation
- Recently refitted kitchen
- Garage
- No onward chain

A deceptively spacious property located in a convenient, rarely available location, set just off Lower Street within easy reach of a wealth of amenities and only 120 metres from the River Bure, yet offering a surprising degree of privacy.

This modern attached house offers generous and flexible accommodation that consists of an entrance hall, cloakroom, 23ft long living room which opens into a dining room - which offers potential to be a study or fourth bedroom. There is also a conservatory and an impressive, recently refitted kitchen with a range of quality built in appliances.

On the first floor there are two double bedrooms, both with built in double wardrobes and a single bedroom, currently fitted out as a home office. The original bathroom has been replaced with a contemporary shower room with a modern white suite including a large double walk in shower.

Features include gas fired central heating, sealed unit double glazing, a garage with electric roller door and a well enclosed south east facing garden.

Offered for sale with no onward chain, suitable as either a main residence, second home or as a spacious, well placed holiday let.

Must be seen to be appreciated.

### ACCOMMODATION

#### Entrance Hall

Part glazed front door, built in cupboard, radiator.





## Cloakroom

Low level w/c, vanity wash basin, radiator, window to front aspect.

## Living Room: 23'9" x 16'10"

Spacious dual aspect living room with window to rear looking out over the garden and real flame gas fire with brick surround and tiled hearth, wall lights, two radiators, sliding patio door to:

## Conservatory: 12'1" x 5'11"

Of UPVC sealed unit double glazed construction with double doors out to the side garden.

## Dining Room: 11'9" x 9'1

Window to side, radiator, wall light points, double doors to living room.

## Kitchen: 15'8" x 7'10"

An extensive range of recently refitted sage green shaker style units under a white worktop with 1½ sink unit and drainer and a selection of built in Siemens appliances, comprising a built in oven, microwave, gas hob, extractor hood and dishwasher. Plumbing for washing machine, built in fridge/freezer. Tiled floor, windows to side and rear with views out over the garden. Part glazed door to rear.

## Landing

Built in cupboard, access to loft space.

## Bedroom 1: 12'0" x 11'6"

Window to side, built in double wardrobe, radiator.

## Bedroom 2: 11'10" x 9'11"

Window to rear, built in wardrobe, radiator.









### Bedroom 3: 9'0" x 7'11"

Currently arranged as a home office with a fitted desk and shelving, radiator, window to rear.

### Shower Room

Contemporary white suite with w/c and vanity wash basin, double shower enclosure with sliding doors, partially tiled walls, radiator, down lighters.

### OUTSIDE

The property has access across the private courtyard which leads to a single garage with electricity and light and an electric roller door.

To the side and rear is a brick weave patio area enclosed by railway sleepers with raised beds and steps up to the raised lawn with flower and shrub borders enclosed by panel fencing.

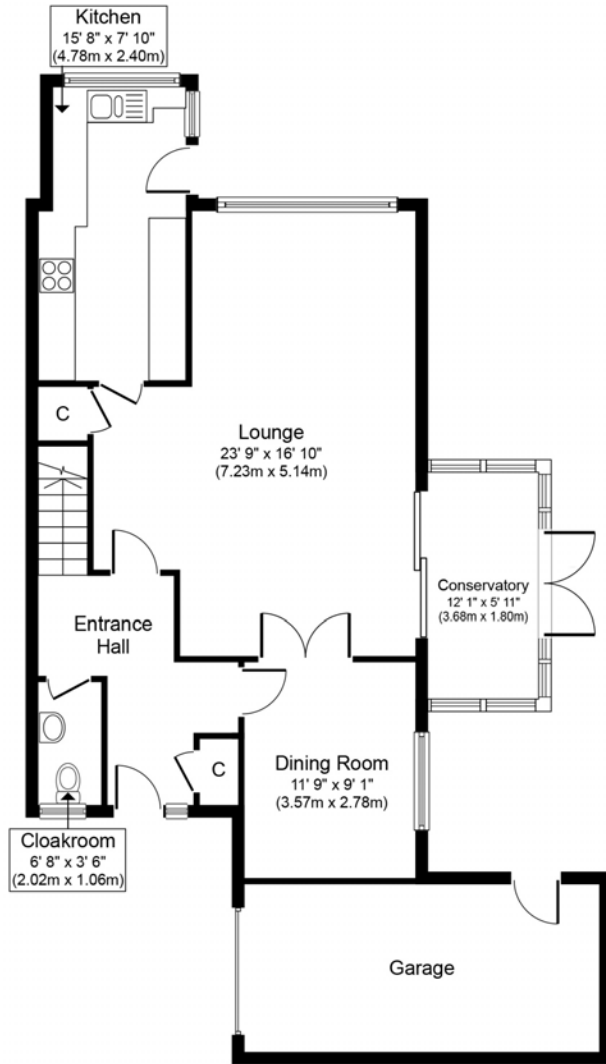


Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

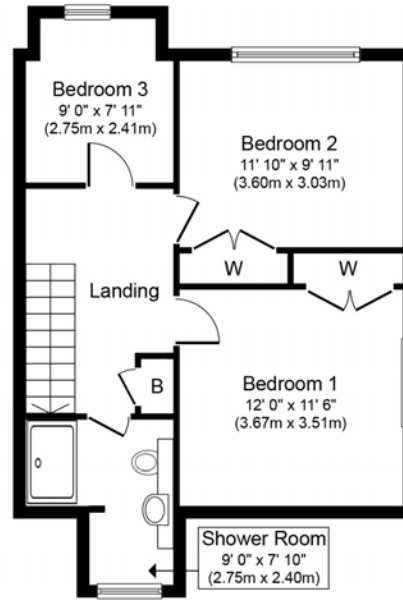
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

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






**Ground Floor**  
Approximate Floor Area  
801 sq. ft.  
(74.4 sq. m.)



**First Floor**  
Approximate Floor Area  
510 sq. ft.  
(47.4 sq. m.)



PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC 	









WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)