



GREBE ISLAND, LOWER STREET, HORNING
£350,000 FREEHOLD

WATERSIDE
ESTATE AGENTS







GREBE ISLAND, LOWER STREET, HORNING, NORFOLK NR12 8PF

- Detached waterside property built in 2012
- Well established holiday let
- South west facing balcony and sun deck
- Wheelchair ramped access
- Private parking and private mooring 26'6" x 12'0"
- Contents available by negotiation

A very well established holiday let, built in 2012, finished and maintained to a very high standard, set on the water, just off the River Bure, within walking distance of the centre of Horning.

This impressive detached chalet style property offers generous accommodation that consists of an entrance hall, 22ft long kitchen/dining room with bi-fold doors leading out onto a south west facing sun deck, ground floor double bedroom and shower room, first floor dual aspect sitting room with high ceilings and bi-folding doors out onto a balcony. Master bedroom with en-suite shower room.

Other features include a fully fitted kitchen, finished with granite worktops and including fitted appliances. Sealed unit double glazing, LPG central heating, off road parking for two cars and direct water access, ideal for those with an interest in fishing, kayaking or paddle boarding.

The perfect turn key holiday home with full contents available by negotiation, and no onward chain.

Set just off Lower Street in Horning, arguably the Broads' most sought after village, within easy reach of a comprehensive range of amenities.

ACCOMMODATION

Entrance Hall

Laminate flooring, built in cupboard, window to side.



Kitchen/Dining Room: 22'1" x 10'1"

Full range of wall and floor mounted units with high gloss finish with granite worktops. Built in oven, hob and extractor hood, dishwasher, washing machine and fridge/freezer. Bi-folding doors leading out onto a raised south west facing sun deck. Laminate flooring, down lighting, staircase to first floor.

Bedroom 2: 11'7" x 9'5"

Dual aspect with views out over the water. Laminate flooring, panelled door. Door to:

Shower Room

Shower enclosure, low level w/c, wash basin, heated towel rail, window to rear, extractor fan. Second door leading to entrance hall.

FIRST FLOOR**Sitting Room: 16'4" x 10'1"**

High angled ceiling, dual aspect with bi-folding doors leading out onto the south facing balcony. Laminate flooring.

Master Bedroom: 11'5" x 10'0"

Window to rear with views of the water. Laminate flooring, panelled door.

En-Suite Shower Room

Shower enclosure, low level w/c, wash basin. Window to rear, panelled door.



OUTSIDE

The property benefits from two private parking spaces with wheelchair friendly ramps leading up to the front door.

Lawned garden extends to the front, side and rear with a raised, south west facing sun deck. To the rear of the property is a selection of quay heading with direct access to the water, offering the perfect spot for fishing or to launch kayaks, dinghies or paddleboards, and a private mooring measuring 26'6" x 12'0" with side and stern access.

ADDITIONAL INFORMATION

Tenure: Freehold.

Occupancy: Year round use but not suitable as a sole/permanent home.

Currently run as a successful holiday let with contents available by negotiation.

Services: Mains water and drainage and electricity. LPG central heating via discreet/skirting heaters.

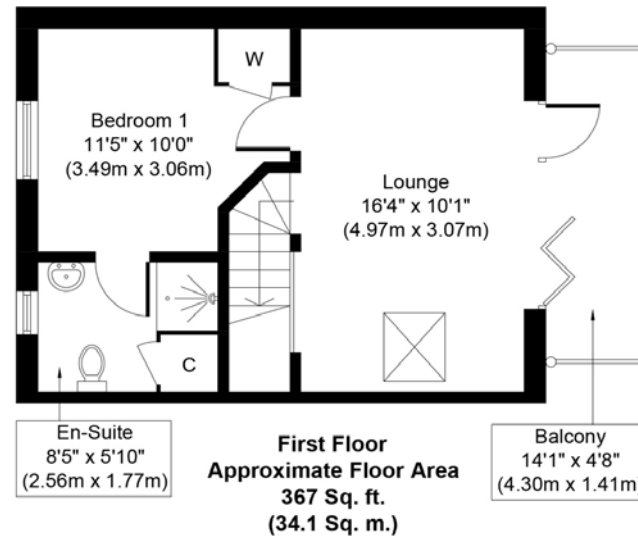
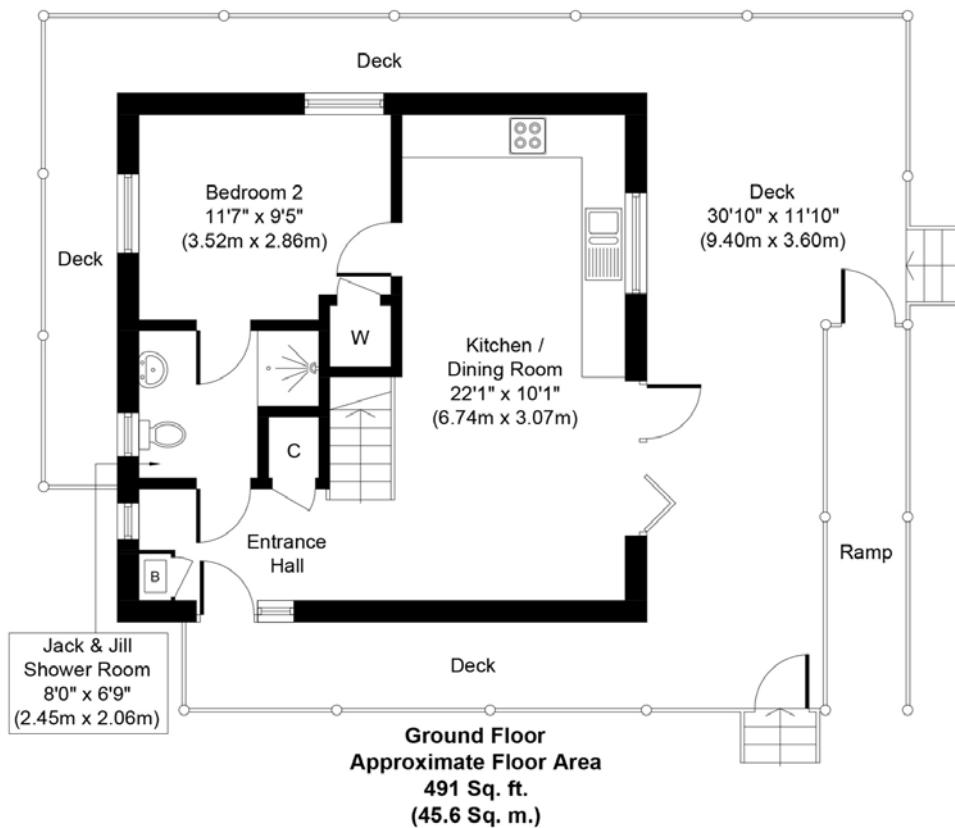
Access: Via a private bridge and roadway.

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



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