

Arnolds | Keys



2 Hillside Road, Horning, NR12 8PG

Offers Over £550,000

- STUNNING NORFOLK BROADS LOCATION
- MATURE LANDSCAPED GARDENS
- DOUBE GARAGE
- IMMACULATELY PRESENTED
- SPACIOUS DUAL ASPECT LIVING ROOM WITH FRENCH DOORS
- KITCHEN/ DINING ROOM
- BRICK WEAVE DRIVE
- CLOSE TO LOCAL AMENITIES

2 Hillside Road, Horning NR12 8PG

Occupying a desirable, corner plot location within the picturesque Broadland village of Horning, this immaculately presented bungalow offers spacious accommodation nestled within delightful, well maintained mature gardens. The property benefits further from off road parking and a double garage.



Council Tax Band: F



DESCRIPTION

This unique three bedroom detached property offers substantial, immaculately presented and characterful accommodation; offering the versatility and convenience of a single storey home with an idyllic location. The property is situated within the desirable riverside village of Horning, offering a range of amenities to include quaint waterside pubs and restaurants, moorings, a first school and local shops.

Internally the home offers a welcoming and spacious entrance hall, kitchen diner leading to the utility room, three double bedrooms, a cloakroom, family bathroom and a bright, multi aspect living room.

Externally the property is surrounded by beautiful, mature landscaped gardens with plenty of places to rest and enjoy the sun throughout the day, and a brick weave driveway providing off road parking and access to the double garage.

ENTRANCE HALL

UPVC door to front entrance, carpet flooring, skylight.

LOCATION

The property is located at the entrance of Hillside Road, occupying a corner plot position and just a short distance to the River Bure. Horning is an idyllic village located within the heart of the Broads and offers a local village pub, post office and village shop, butchers and café/deli. Horning lies less than 5 miles from the popular village of Wroxham and is close to the beautiful beaches along the Norfolk Coast. Horning is also approximately 12 miles north-east of the City of Norwich.

KITCHEN

A dual aspect room with double glazed window to side and front aspect, range of base units with inset one and a half sink and drainer, integrated dishwasher, built-in dishwasher, eye level Nef oven and grill. Dining area carpeted and door to:-

UTILITY ROOM

Built-in cupboard with work surfaces over, plumbing for washing machine and space for tumble dryer, tiled flooring and radiator. Double glazed door to side and rear with obscure glass.

SEPARATE WC

Fitted with low level WC and pedestal wash hand basin. Tiled flooring, ornate ceiling rose and obscure double glazed window into Utility Room.

BATHROOM

Fitted with freestanding bath with claw feet, walk-in shower with shower attachment, pedestal wash hand basin and low level WC. Fully tiled walls and floor, obscure double glazed window to the side.

HALLWAY TO BEDROOMS

Carpeted floor, airing cupboard, radiator and double glazed window to the rear.

BEDROOM ONE

Double glazed bay window to the rear, built-in double wardrobe with sliding doors. Two radiators and carpeted flooring.

BEDROOM TWO

Carpet floor, radiator and double glazed window to the rear.

BEDROOM THREE

Carpet floor, radiator and double glazed window to the rear.

SITTING ROOM

Double glazed bay window and French doors to front and double glazed window to the side. Carpet floor, two radiators and gas fireplace with ceramic surround.

OUTSIDE

To the front the property is approached through double wrought iron gates providing access to the brick weave driveway and double garage with up and over doors doors, power and lighting.

The stunning, landscaped garden has been beautifully maintained by the current owners and provides lawned areas with a range of mature shrubs, flower beds and plenty of seating areas to enjoy the views.

AGENTS NOTE

This property is Freehold.
Mains drainage, electricity and water connected.
Council tax band: F

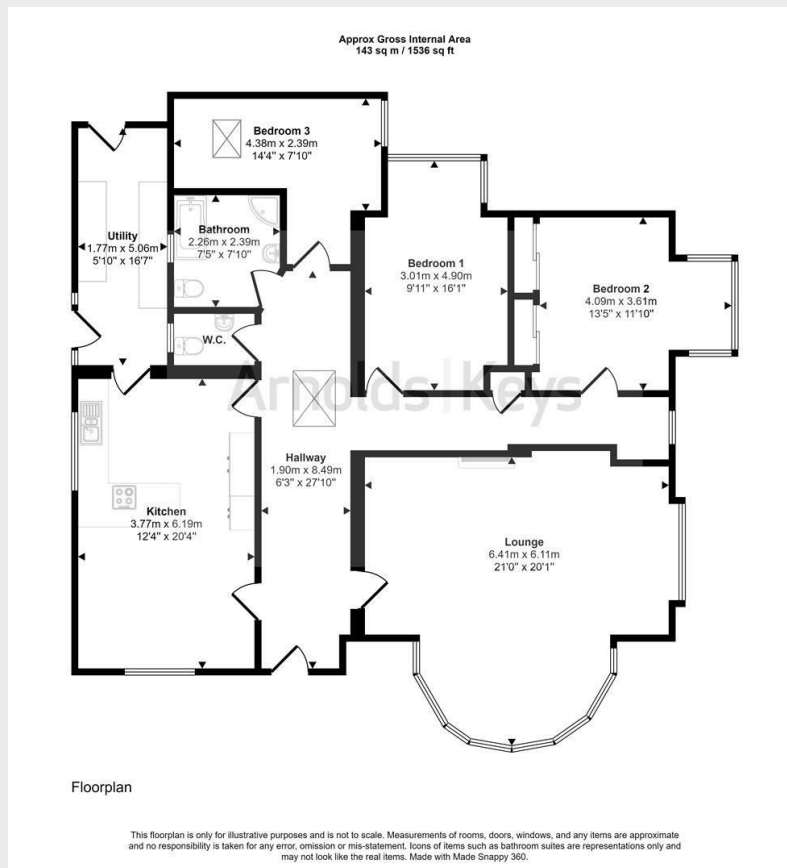


Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

