

Aldreds
Estate Agents



26 Mill Hill, Horning, NR12 8LF

£350,000





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Horning, Norwich, NR12 8LF

- Spacious Semi-Detached Property
- Two Reception Rooms & A Study
- Spacious Gardens
- Sought After Broadland Village
- No Onward Chain
- Five Bedrooms with En-Suite Shower Room To Master
- Oil Fired Central Heating
- Driveway Parking For a Number Of Vehicles
- Garden & Workshop
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted to offer this hugely spacious five bedroom property located in the desirable Broadland village of Horning. Significantly extended, this well located, ex local authority family home offers accommodation including a spacious entrance hall, kitchen, lounge, dining room, study, ground floor bedroom, bathroom, utility room and four first floor bedrooms including an impressive master bedroom with en-suite shower room. The property is pleasantly situated in a generous plot on the edge of the village with driveway parking for a number of vehicles and an enclosed garden with workshop. Early internal viewing is highly recommended to appreciate this spacious property which is offered with no onward chain.



Entrance Hall 10'9" x 7'3" at max (3.28m x 2.22m at max)

Part obscure glazed entrance door, window to front aspect, tiled flooring, built-in shoe cupboard, radiator, doors leading off;

Ground Floor Bedroom 16'4" x 8'2" (5m x 2.49m)

A double aspect room with windows to front and rear, radiator, power points.

Utility Room 9'1" x 4'2" (2.78m x 1.29m)

Power points, plumbing for washing machine, built-in cupboard, airing cupboard housing hot water cylinder with immersion heater and oil fired boiler for hot water and central heating.

Bathroom 11'6" x 5'11" (3.53m x 1.81m)

Obscure glazed window to rear aspect, tiled flooring, part tiled walls, panelled p-shaped bath with shower panelling surround and shower screen, separate shower cubicle, hand wash basin within a fitted unit, low level w.c., heated towel rail.





Inner Hall

Stairs to first floor landing, radiator, electric meter cupboard, shelved pantry cupboard, doors leading off;

Kitchen 10'9" x 10'6" (3.28m x 3.21m)

Windows to front and side aspect, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, space for cooker with gas and electric point, radiator.

Lounge 16'11" x 10'11" (5.16m x 3.33m)

Window to front aspect, brick built fireplace surround with a wood burning stove, power points, television point, radiator, glazed French doors giving access to;

Dining Room 13'9" x 8'8" (4.21m x 2.66m)

Glazed French doors to rear garden with windows to either side, radiator, power points, door giving access to;

Study 5'5" x 5'3" (1.66m x 1.62m)

Window to rear aspect, radiator, power points.

Directions

From our Broadland office in Stalham proceed on the main road towards Wroxham/Hoveton, on reaching the mini roundabouts, take the sign posted first left hand turn and proceed towards the village of Horning on the Horning Road. On arriving in the village, continue as the road runs into Ropes Hill, turning second right into Mill Hill. Turn immediately right again into the unmade roadway running parallel with Ropes Hill, where the property can be found a short way along on the left hand side, located by our 'For Sale' board.



First Floor Landing

Window to rear aspect, loft access, built-in cupboard, doors leading off;

Master Bedroom 17'10" x 17'1" (5.46m x 5.21m)

An impressive triple aspect room with windows to front and rear and roof lights to side aspect, access to roof eaves storage space, two radiators, power points, door giving access to;

En-Suite Shower Room 9'3" x 5'4" (2.82m x 1.65m)

Obscure glazed window to rear aspect, low level w.c., pedestal hand wash basin with tiled splash backs, tiled shower cubicle, radiator.

Bedroom 2 11'10" x 8'10" increasing to 10'5" (3.62m x 2.7m increasing to 3.18m)

Window to front aspect, radiator, power points.

Bedroom 3 10'0" x 9'11" (3.05m x 3.04m)

Window to front aspect, radiator, power points.

Bedroom 5 8'7" x 7'8" (2.63m x 2.36m)

Window to rear aspect, power points, radiator.

Outside

The property occupies a generous plot with vehicular access via a tarmac driveway accessed through double timber gates. The front garden is nicely enclosed by close board panel fencing to boundaries and a variety of mature shrubbery and planting with a shingled garden area. There is access to the side of the property to a rear garden enclosed with close board panel fencing to boundaries with a large patio area to the rear of the property. The rear garden is predominately laid to lawn with access to the workshop and an additional working/storage area to side housing a uPVC oil storage tank. Just off the patio is a an enclosed pond area with a rockery and landscaped surround.

Workshop 18'8" x 17'8" (5.7m x 5.4m)

With front facing double doors, power and lighting.

Location

Horning is a picturesque Broadland village on the banks of The River Bure with its own facilities which include a variety of shops, Restaurants/Public Houses, Post Office, First School, and Sailing Club. An ideal location for the fishing or boating enthusiast. The village lies approximately 3 miles from Wroxham, the capital of the Broads and 12 miles from the Fine City of Norwich

Agents Note

A Section 157 covenant exists requiring prospective purchasers to have lived or worked in Norfolk for the proceeding 3 years prior to purchase.

Tenure

Freehold.

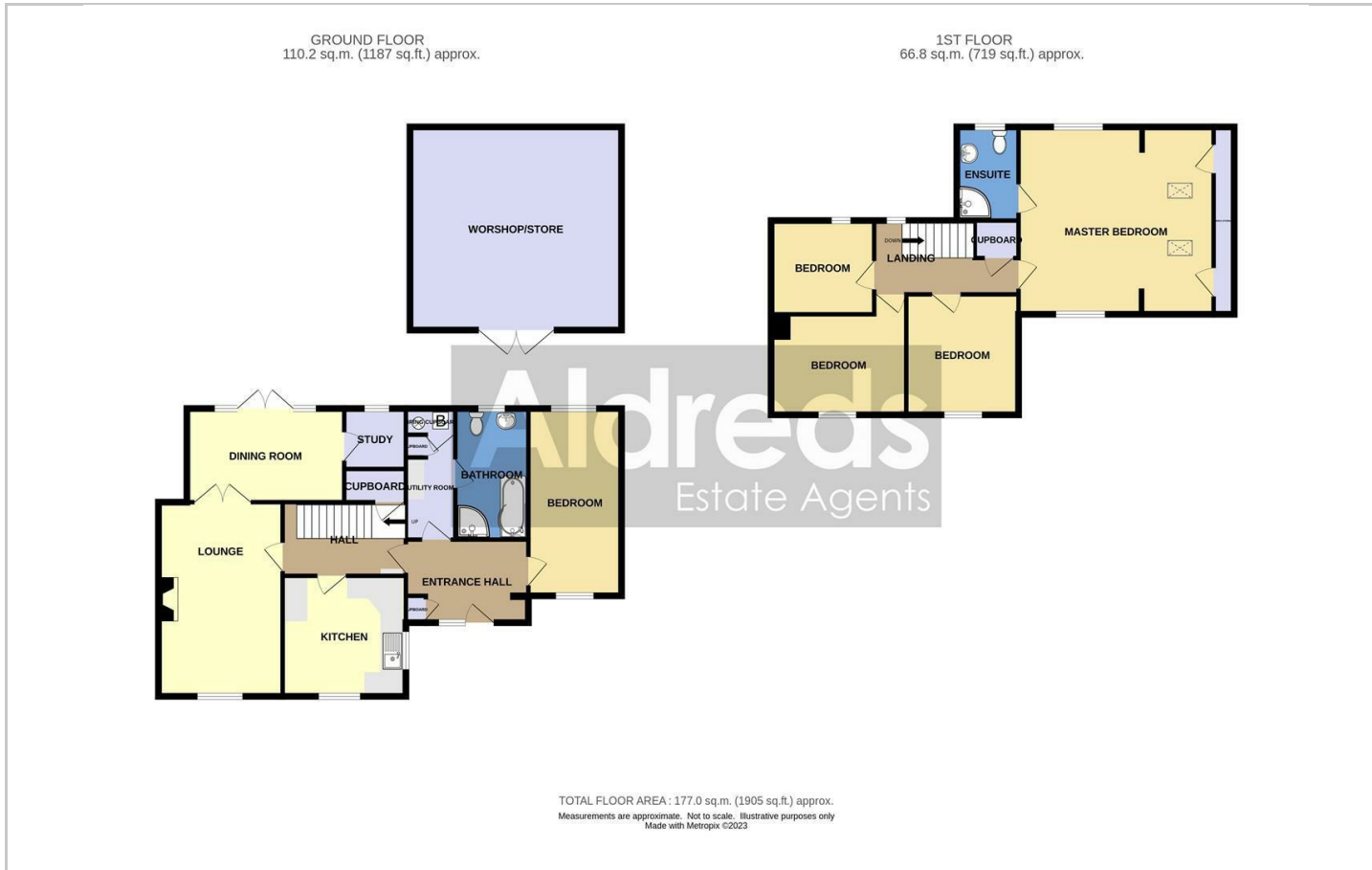
Services

Mains water, electric and drainage.

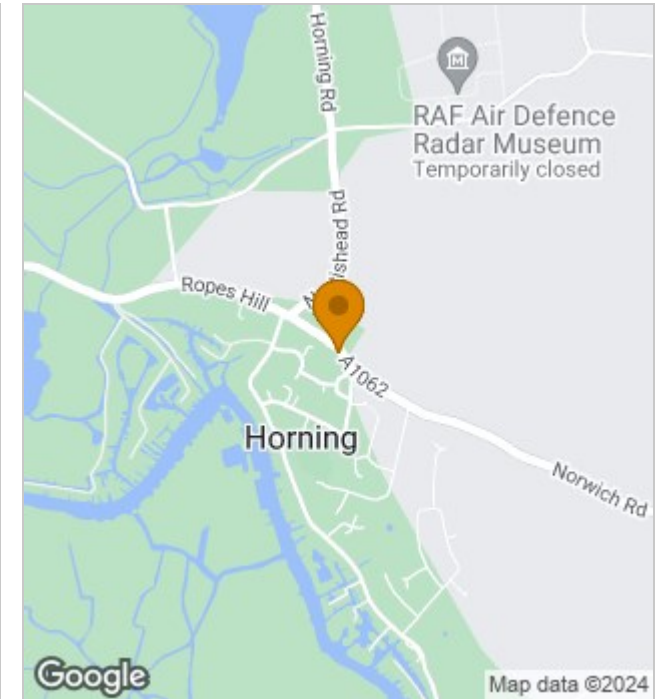
Council Tax

North Norfolk District Council - Band: 'C'

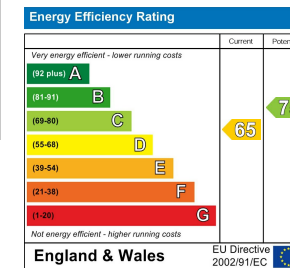
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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