



15 Lower Street, Horning

Norwich



Minors & Brady

15 Lower Street

Horning, Norwich

Set against the backdrop of the River Bure, this first-floor flat offers light-filled interiors and a private balcony that enjoys plenty of sun, perfect for relaxing while taking in the views. Entered through its own front door, the accommodation unfolds with a generous L-shaped lounge and dining area, open to a newly refitted kitchen designed with sleek cabinetry, contrasting work surfaces, and integrated appliances. Two spacious double bedrooms provide comfortable spaces, the principal benefitting from a stylish en-suite, while a further refitted shower room serves the second. The property also offers the convenience of off-road parking via a garage beneath, with vacant possession and the potential to acquire the freehold, all in an enviable position at the centre of Horning's sought-after riverside village.



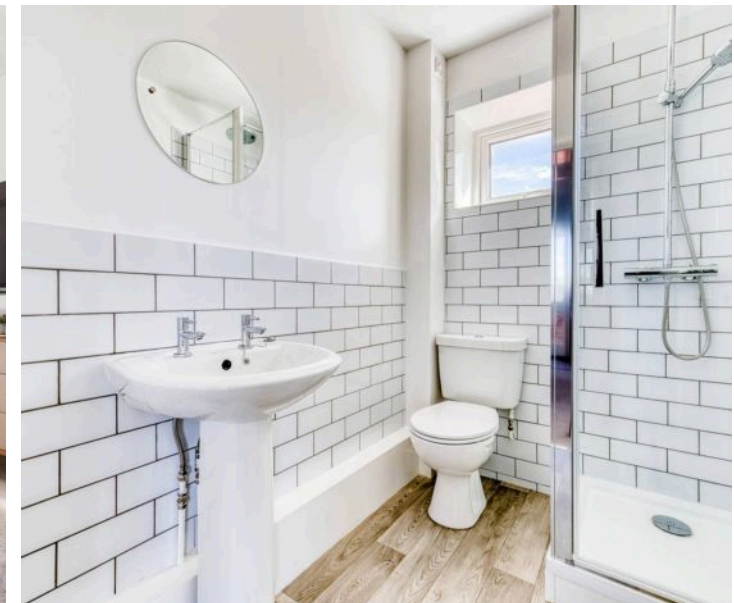


M&B

15 Lower Street

Horning, Norwich

- Well-presented first floor flat set in the centre of a sought-after Broadland village
- Recently updated throughout, including a refitted kitchen and bathroom
- Generous light-filled lounge and dining area with access to a private covered balcony overlooking the River Bure
- Modern fitted kitchen with integrated appliances
- Two well-sized double bedrooms, including a principal bedroom with stylish en-suite shower room
- Refitted family shower room with modern fittings
- Double glazing for year-round comfort
- Off-road parking provided by a garage located beneath the property
- Excellent location within walking distance of village amenities, waterside pubs, cafés, shops, and the lively boating community of the Norfolk Broads
- Horning benefits from regular public transport links, nearby schools, and good road connections to Wroxham, Norwich, and the Norfolk coast



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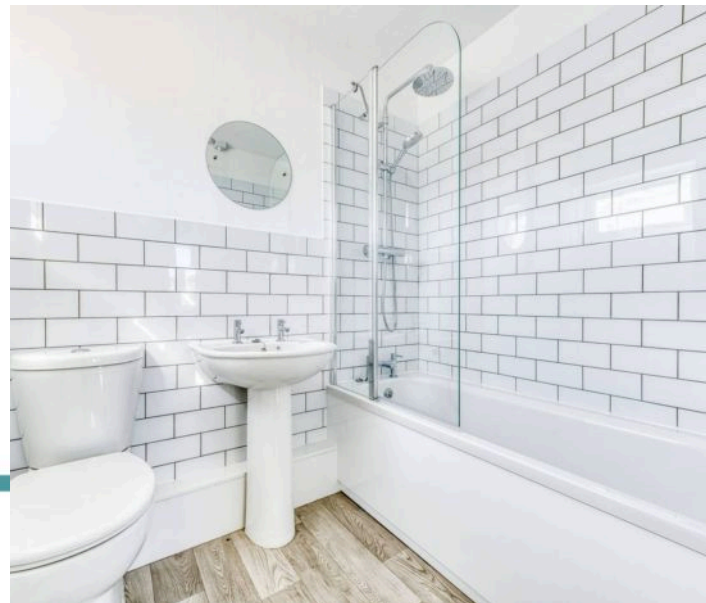
Horning, Norwich

Lower Street

Entering through its own private front door, a staircase rises to the first floor where the accommodation unfolds. The hallway provides useful storage and leads into a generous L-shaped lounge and dining area, an inviting space with carpet underfoot and plenty of natural light streaming through multiple windows. Sliding doors open onto a private balcony, which gets lots of sun and creates the perfect spot to sit and enjoy views across the river.

Open plan to this area, the recently refitted kitchen combines practicality with style, offering sleek white cabinetry, dark contrasting work surfaces, and classic subway tiling with defined grout lines. A stainless steel sink is set beneath a wide window, while integrated appliances, including a built-in oven with gas hob and extractor, make the most of the space. Wood-effect flooring ties the look together with a smart, durable finish.

The property provides two well-proportioned double bedrooms, each bright and comfortable. The principal bedroom benefits from a modern en-suite, fitted with a panelled bath and overhead shower, pedestal basin, WC, and crisp tiling for a contemporary finish.



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The second bedroom includes built-in storage and is served by a further refitted family shower room, styled with half-height subway tiling, a panelled bath with a shower over, a pedestal basin, and a WC. Both bathrooms feature frosted windows that allow light while preserving privacy, complemented by practical wood-effect flooring.

Outside, the property enjoys off-road parking via a garage beneath, forming part of a well-maintained purpose-built development in the centre of Horning. Offered with vacant possession and the potential to acquire the freehold, this property offers flexibility for those looking to move straight in, establish a permanent home, or secure a holiday investment. Positioned in this picturesque Broadland village, residents can enjoy the lively boating community, local pubs, cafés, and direct access to the River Bure.

Agents Note

We understand that the property will be sold leasehold with the option of the freehold, connected to all main services.

Heating system- Gas Central Heating

Council Tax Band- D

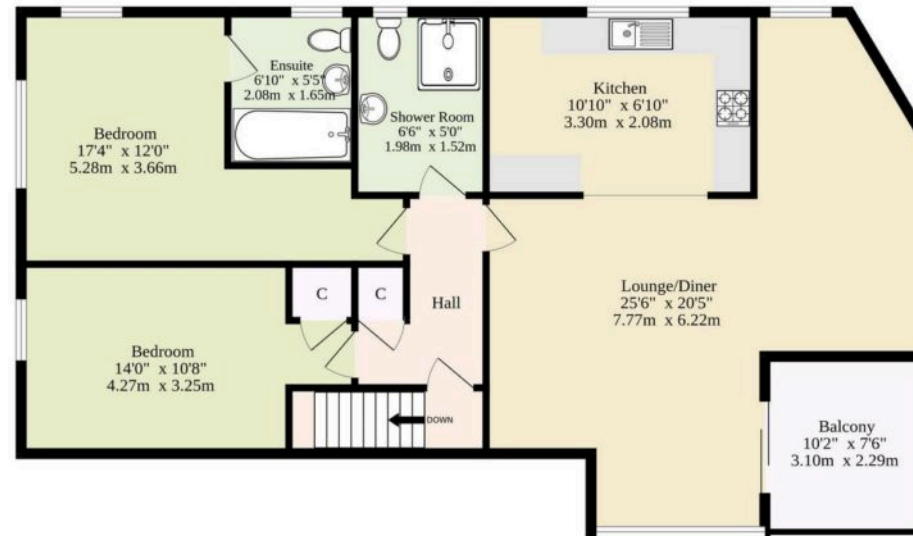
117 years remaining on the lease

Ground rent £250 per annum

Some images used in this listing have been AI-staged to illustrate potential furnishing and layout options. We recommend arranging a viewing to assess the space and features in person.

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1198 sq.ft. (111.3 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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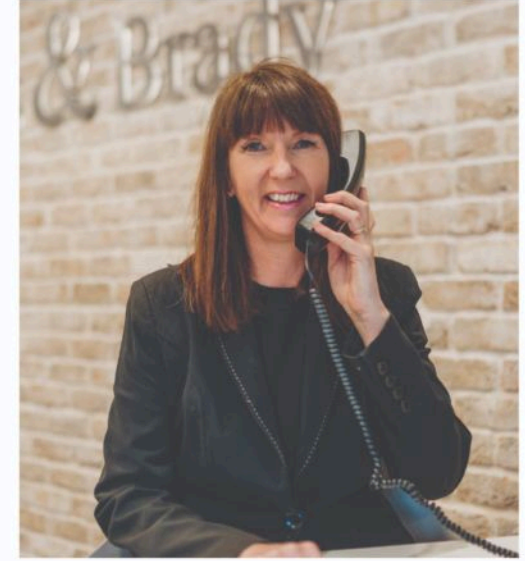
Dreaming of this home? Let's make it a reality



Meet *Abi*
Branch Partner



Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



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