

4 Broadwater Way, Horning, Norwich, NR12 8PD

£300,000

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- Spacious Bungalow
- Refurbishment & Modernisation Required
- Gas Fired Central Heating
- Garage and Driveway Parking
- Offered with No Onward Chain
- Three bedrooms
- Sought after Broadland Location
- Garden Facing Living Area
- Pleasant Enclosed Garden
- Early Viewing Highly Recommended



Aldreds are delighted to offer this well positioned three bedroom, detached bungalow situated in the much sought after Broadland village of Horning. Now requiring refurbishment and modernisation throughout to realise it's full potential. This spacious home offers an excellent opportunity within this much favoured Broadland location.

The property offers gas fired central heating, uPVC sealed unit double glazed windows, driveway parking, garage and a nicely enclosed rear garden with South, South Westerley aspect. Located just a short walk away from the River Bure in the centre of the village, early internal viewing is highly recommended to appreciate this spacious bungalow which is offered with no onward chain.





Entrance Hall

Part glazed uPVC entrance door with glazed side panel, built-in cupboard housing electric meters, two radiators, two steps leading to a raised level serving the bedrooms and bathroom, thermostat, airing cupboard housing hot water cylinder with immersion heater, doors leading off.

'L' shape Lounge/Diner

Lounge Area 17'9" x 12'1" at max (5.43m x 3.7m at max)

Glazed sliding doors to rear garden, Parquet flooring, radiator, exposed brick chimney breast and wall to side with fitted shelving and tiled hearth with a gas fire (unknown working order), open plan access to dining area.

Dining Area 9'2" x 9'0" (2.81m x 2.76m)

Windows to side and rear, radiator, Parquet flooring, service hatch, glazing and fitted cupboards from kitchen, power points, door giving access to;



Kitchen/Breakfast Room 11'11" x 9'0" (3.64m x 2.76m)

Window to side aspect, part glazed door to side, a range of fitted kitchen units with rolled edge work surface and tiled splashbacks, stainless steel sink drainer with mixer tap, power points, electric cooker point, two cupboards, one housing a gas fired boiler for hot water and central heating, doorway from hallway,

Bedroom 1 12'1" x 10'5" (3.69m x 3.18m)

Window to side aspect, radiator, power points, built-in wardrobe

Bedroom 2 13'4" x 9'1" (4.08m x 2.79m)

Windows to front and side aspects, radiator, built-in wardrobes, power point.

Bedroom 3 9'11" x 8'10" (3.04m x 2.7m)

Window to side aspect, radiator, power point, built-in wardrobe and built-in cupboard.

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, turn right into Lower Street then first left into Broadwater Way, where the property can be found a short way along on the right hand side, located by our 'For Sale' board.





Bathroom
Side facing obscure glaze window, panel bath with tiled surround, electric shower over, pedestal hand wash basin, radiator, wall mounted electric heater, shavers point, towel rail.

WC
Side facing obscure glaze window, low level WC.

Outside
The property occupies a pleasant position within the village with vehicular access via driveway extending to the side of the property and leading on to garage.

Garage 17'7" x 9'1" (5.36m x 2.77m)
Front facing up and over door, side service door.

Garden
The property offers lawned gardens to front and rear. The rear garden is of generous proportion with a South, South Westerley aspect and enclosed with close board panelled fencing to boundaries with a variety of mature shrubbery and planting to borders. To the far side of the property are two useful brick built stores.

Tenure
Freehold

Services
Mains water, electric, drainage and gas

Council Tax
North Norfolk District Council - Band 'D'

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

Reference
PJL/S10016

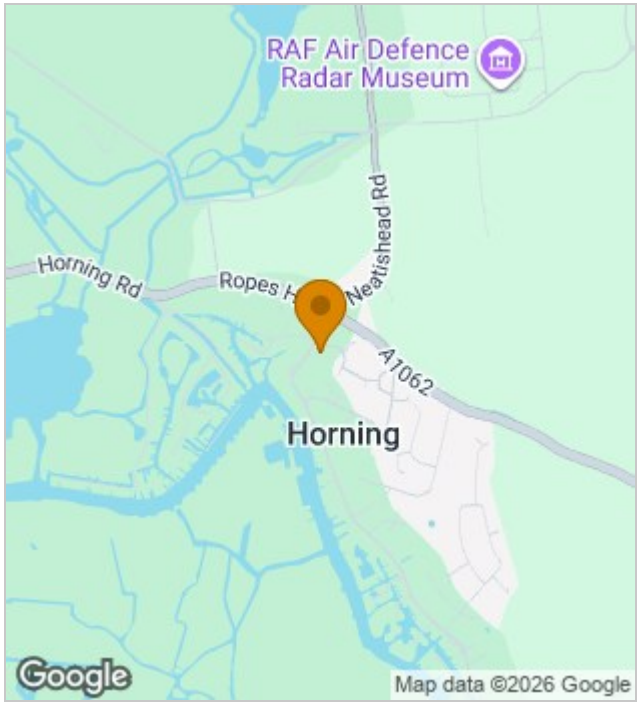




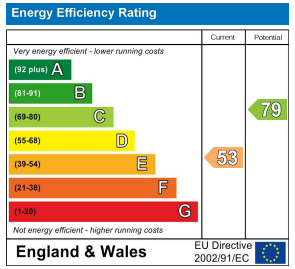
Floor Plans



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.

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