

# WATERSIDE

ESTATE AGENTS

CRABBETTS MARSH, HORNING  
£495,000 FREEHOLD





WATERSIDE  
FOR SALE





## 5 CRABBETTS MARSH, HORNING, NORFOLK NR12 8JP

- Full residential riverside bungalow with stunning views out over the River Bure
- Timber construction on steel and concrete piles
- 3 bedrooms with 2 bathrooms
- Detached boathouse with additional guest bedroom and shower room
- Sought after main river location
- Private mooring for a number of boats
- Off road parking for 4-5 cars
- South facing

A surprisingly spacious riverside bungalow, dramatically extended in the early 2000s, of timber construction on steel and concrete piles, boasting a stunning main river position, with beautiful uninterrupted panoramic views and a sunny south facing aspect.

The deceptively roomy accommodation consists of an impressive triple aspect open plan living space, dominated by large sliding patio doors leading out onto a south facing sun deck looking directly over the River Bure.

The generous living space includes sitting and dining areas as well as a fully fitted kitchen with a selection of built in appliances.

The master bedroom is a sizeable double with a large fitted wardrobe leading into an additional walk-in wardrobe. The master bedroom is served by an en-suite bathroom with a second bathroom servicing the remaining two bedrooms.

The adjacent boathouse offers a covered mooring, but also includes a guest bedroom/study with kitchenette and an en-suite shower room.

As well as the raised south facing deck which wraps around all four sides of the bungalow, the property offers a lawned riverside garden with breathtaking views and private moorings for multiple boats.

There is a decked area to the rear with a summer house and gated access to a private driveway providing off road parking for 4-5 cars.



## ACCOMMODATION

### Open Plan Living Space

Impressive triple aspect living room with large sliding patio doors leading out onto a south facing deck with breathtaking panoramic views. Fitted kitchen with full range of units with sink unit and drainer, built in oven, gas hob (LPG) and extractor, built in fridge/freezer and dishwasher.

French doors to side seating area. Coved ceiling, down lighters, two radiators.

### Inner Hallway

#### Master Bedroom: 14'3" x 11'3"

French doors to rear deck. Coved ceiling, wall lights, radiator, ceiling fan/light, large fitted wardrobe leading to a further walk-in wardrobe offering an incredible amount of storage space.

#### En-Suite Bathroom: 8'2" x 5'7"

Low level w/c, vanity wash basin, panelled bath with shower and screen. Fully tiled walls, radiator and heated towel rail.

#### Bedroom 2: 12'5" x 8'3"

Window to side, radiator, coved ceiling.

#### Bedroom 3: 9'1" x 6'11"

Window to side, radiator, coved ceiling.

#### Bathroom: 6'10" x 5'7"

Low level w/c, vanity wash basin, heated towel rail, fully tiled walls, tiled floor, window to side.





## OUTSIDE

The front of the property is south facing with private river frontage and beautiful uninterrupted views. From the lawned garden there are steps up to a large raised decked seating area with confines around all four sides of the property.

There is the facility to moor several boats with a detached boathouse and a further 60ft of private quay heading immediately in front and further capacity to the side. As well as providing an undercover mooring, the boathouse has a self-contained guest bedroom with kitchenette and en-suite shower room.

Gated access to the rear leads to a generous parking area with space for 4-5 cars.

Garage - tent style heavy duty plastic with tubular frame and wooden base.

Double gates to slipway.

## ADDITIONAL INFORMATION

Tenure: Freehold

Full residential status, but not able to be used as a holiday let.

Services: Mains electricity, water and drainage. LPG central heating.

Access is via a private wood chipped driveway with an annual maintenance charge of circa £900.

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.

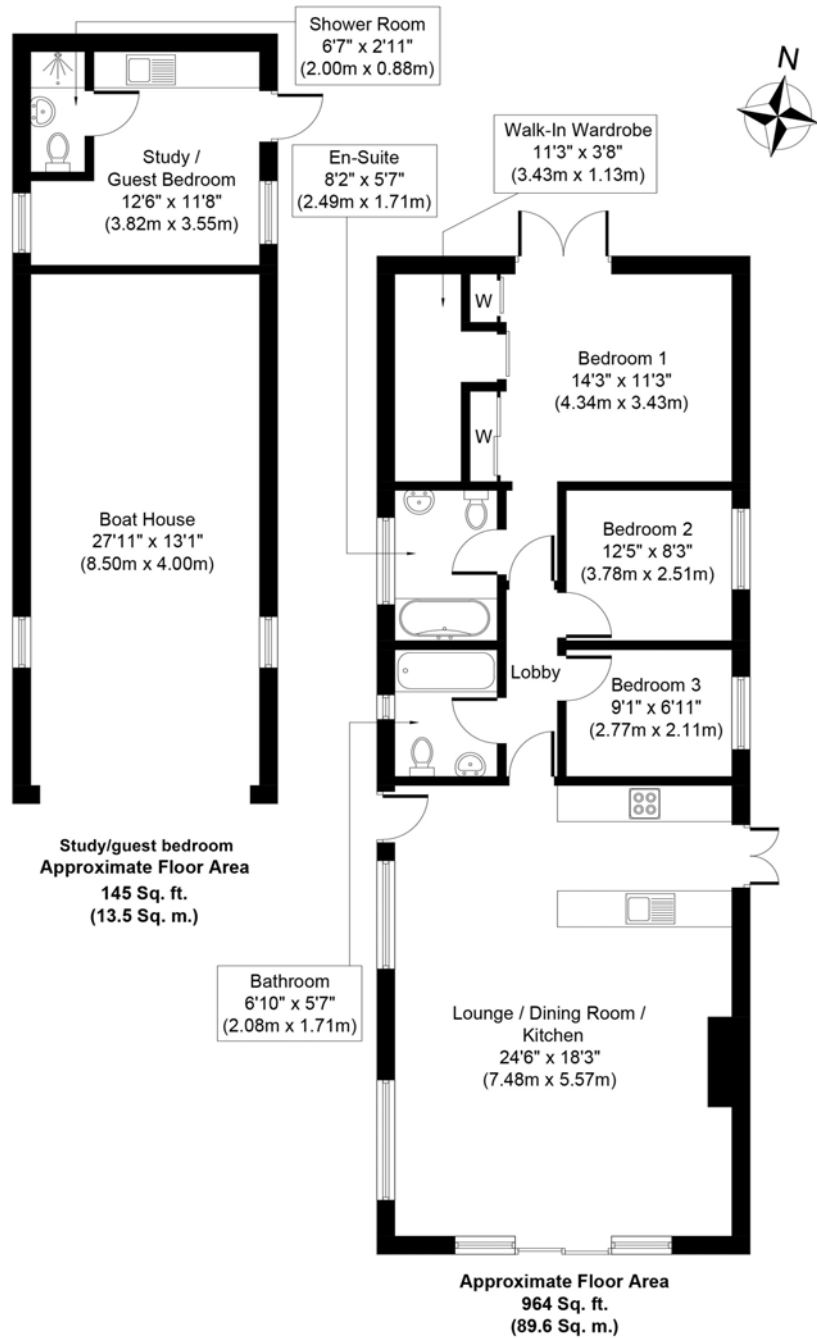
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		←
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	←	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY





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