

OFFERS OVER

£325,000

Ropes Hill, Horning, NR12 8PB

Arnolds | Keys









THE PROPERTY

The Moorings Ropes Hill, Horning, NR12 8PB

Occupying a generous plot in an elevated position along a private lane in the sought after Broadland village of Horning, within walking distance to the riverside moorings, this three bedroom detached bungalow offers an exciting opportunity. The property enjoys glimpses of the river and offers spacious accommodation, with improvement and updating required throughout.
The generous plot provides ample space for parking and access to the garage, with potential to enhance the gardens and make the most of the properties position.
The property comprises an entrance porch, hallway, three well proportioned bedrooms, a lounge/diner with wood burner and patio doors to the front garden with wonderful views, a kitchen, shower room with seperate cloakroom and a utility room.

Having been passed down through the family for generations the property has not been on the market for 50 years, creating a wonderful opportunity for a well loved family home.

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Property Details

ENTRANCE PORCH
uPVC door to front entrance, timber framed door into hallway.

HALLWAY
Laminate flooring, radiator.

LOUNGE DINER
A large open plan room with windows giving an aspect over the front garden and towards the river, wood burner and radiators. Double doors to the front.

KITCHEN
A dual aspect room with two double glazed windows to side and one to front aspect, window to utility room, fitted with a range of wall and base units with inset one and a half stainless steel sink and drainer, space for free standing fridge/freezer, fitted double electric oven, four ring gas hob with cooker hood over, space and plumbing for washing machine, wooden flooring, radiator, door to utility room.

UTILITY ROOM
Plumbing for washing machine and tap. uPVC door to rear.

BEDROOM TWO
Double glazed bay window to rear aspect, radiator.

SHOWER ROOM
Double glazed window to rear aspect, corner shower cubicle and vanity wash basin, heated towel rail, tiled walls.

CLOAKROOM
Window to utility, tiled walls, WC.

BEDROOM ONE
Dual aspect room with double glazed window to front and side aspect, radiator.

BEDROOM THREE
Double glazed window to front aspect, fitted airing cupboard, radiator.

EXTERNAL
The property is situated on a generous, mature plot with a driveway, detached brick built garage with up and over door and a brick built store room.

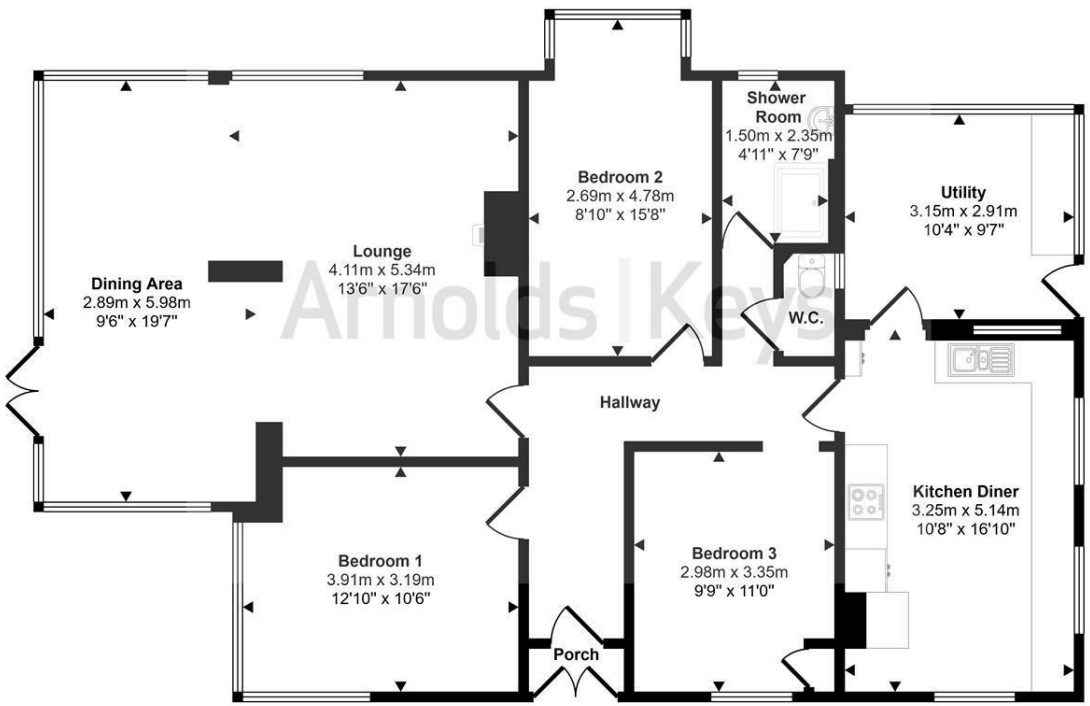
AGENTS NOTES
This property is Freehold.
Mains drainage, electricity and water connected.



Location

Horning is a picturesque Broadland village situated on the banks of the River Bure, within the heart of the Norfolk Broads. The village is well known for its riverside setting, boating opportunities and traditional charm, with a selection of local amenities including a village shop, pubs and places to eat. The nearby village of Wroxham offers a wider range of shops and amenities, while the historic city of Norwich is accessible by car, providing an extensive choice of shopping, leisure and transport facilities.

Approx Gross Internal Area
119 sq m / 1283 sq ft



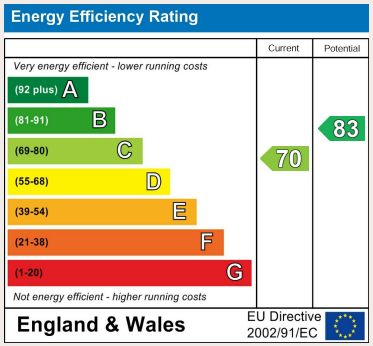
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









Contact Us

8 Market Place, Aylsham, NR11 6EH
county@arnoldskeys.com
www.arnoldskeys.com
01263 738444

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